



MINUTES OF THE ANNUAL GENERAL MEETING OF AYRSHIRE HOUSING ("the Company") HELD AT RAMADA JARVIS HOTEL, DALBLAIR ROAD, AYR ON 24 SEPTEMBER 2008 AT 7:00 PM

Present: Community Members

Angus McLeod
Anne Cameron
John Mitchell
Robert Smith
Margaret Imrie

South Ayrshire Council – Represented By

Andy Shilliday
Cllr John Hampton - Chair
Cllr John McDowall

Tenant Members

Gordon McDines
Pearl Boyd
Anne Tait
Linda Allison

In Attendance:

Jim Whiston
Alan Park
David McGivern
Sharon Ritchie (Minutes)
Zoe McGrady
Carol Young
Dawn Bigham
Margaret Woods
Isobel Moore

Apologies:

Cllr Tom Slider, Paul Torrance, John Scott

1. Notice

The Chair, Cllr John Hampton noted that a quorum was present and introduced Jim Whiston, Director and Adam Armstrong from Armstrongs, Chartered Accountants.

2. Minutes of the 2007 AGM Held on 26 September 2007

The Minutes were approved by Pearl Boyd and seconded by Gordon McDines.

3. Postal Ballot

The postal ballot, for the election of three Tenant Members was conducted using the single transferable voting system. The Chair presented the results of the ballot which was organised by the Electoral Reform Society.

The successful candidates for the Tenant category were announced as follows: Linda Allison, Nancy Cassidy and Pearl Boyd.

There being three candidates for the three vacancies in the Community category Angus MacLeod, John Mitchell and Robert Smith were appointed without the need for a postal ballot this year.

The Chair noted the good response, approximately 20% return from Tenants for the Postal Ballot which highlighted the high regard they hold for Ayrshire Housing.

The Chair welcomed the new members to the Board and thanked the members who retired from the Board during the year – Nick Larkin, James Ledgerwood, Gordon Muir, Louise Laurie, Catherine Gilmour, David Kiltie and Trish McLean.

4. Audit Report

Adam Armstrong, External Auditor from Armstrongs, introduced the Annual Accounts for the year ended 31 March 2008 and highlighted key areas within these Financial Statements.

Adam highlighted the turnover figure of £3.6m, this relates mainly to the income from rentals, operating costs of £2.2m and an operating surplus of £1.4m. Depreciation is shown as £365k which represents an annual rate of 2%. Adam confirmed that the results for the year reflect a very healthy position.

Adam reported that the figures disclosed in the Balance Sheet reflect a healthy development activity with total fixed assets of £31m.

Current Assets show an investment of £1. Ayrshire Housing holds the one issued share of Ayrshire Homestake Ltd (previously known as Ayrshire Initiatives Limited).

Cash at bank shows £2.2m. Adam discussed the “sensible treasury spread” of our monies which are currently split between 4 banks, Bank of Scotland, The Royal Bank of Scotland, Britannia Building Society and the Clydesdale bank.

Adam reported that the other figures disclosed in the Balance Sheet are all very positive and that this is reflected in the net asset position of £11m. Adam concluded that Ayrshire Housing presented an excellent set of results.

Adam read the Trustees' statement on page three of the Accounts concerning the Company's compliance with the information required by the section on internal financial control within the SFHA's publication "Raising Standards in Housing". Adam confirmed that Armstrongs carried out the review having regard to the Bulletin "Disclosures Relating to Corporate Governance" issued by the Auditing Practices Board. In Armstrongs opinion the statement on internal financial control on page three of the Accounts has provided the disclosures required by the section on internal financial control within SFHA's publication and is consistent with the information which came to their attention as a result of the audit work on the financial statements.

Adam confirmed that the financial statements give a true and fair view and have been properly prepared in accordance with the relevant acts.

The Chair thanked Adam Armstrong and Alan Park and his staff. The Annual Accounts were accepted.

5. Re-appoint Armstrongs as auditors

The motion to re-appoint Armstrongs as auditors was unanimously agreed.

6. Report on Board

Jim Whiston provided a brief overview of a busy and successful year for Ayrshire Housing, supported with an illustrative presentation of our recent developments, events and competitions.

On 5 October 2007, Councillor Kathy Morrice, East Ayrshire Council's Spokesperson for Community Wellbeing, opened our Dalrymple development, Barbieston Road. The scheme was procured through a partnership with Ayrshire housebuilder Hope Homes who also built 14 houses for sale on the site which was previously occupied by an old waterworks

Councillor Nan McFarlane, Chair of South Ayrshire Council's Regulatory Panel was delighted on Friday 30 November 2007 to present Mr George and Mrs Georgina Watson with the keys to their new home in Knockbreck Road, Straiton. The 12 house project cost over £1m and was supported by a generous grant from the Scottish Government through Communities Scotland.

The Fairway View, Prestwick development was officially opened by Councillor Hugh Hunter. The 12 house scheme is on the site of an old military aerodrome and adjacent to St Cuthbert's Golf Course. Ayrshire Housing were delighted to be able to respond to a request from one of the Council's occupational therapists to design a house especially suited to the tenants needs, twin boys with cerebral palsy. It includes a hoist system to aid the bathing of the boys as they grow.

The 12 house development makes an attractive addition to this conservation village, Kirkmichael. South Ayrshire Councillor John McDowall who is also an

Ayrshire Housing Board member presented Linda McFarlane and her son, Gareth, with the keys to their new home.

Lochside. A joint project with South Ayrshire Council to replace 130 unpopular houses with 100 new houses. The regeneration area covers blocks in Gould, Mackie and McLean Streets. The project is the subject of extensive community consultation to ensure that the finalised scheme meets local aspirations and needs to the full. In conjunction with Ayrshire Initiatives, a range of complementary community, environmental and training projects will be developed alongside the building programme.

Viewfield, development utilises space currently wasted as an under-used car park off Viewfield Road. It will complement South Ayrshire Council's regeneration work in their major 1970s Wallacetown scheme. This development of 44 flats and town houses is located close to the centre of Ayr. It includes a dramatic six storey block. The flats are well suited to cater for different needs.

Torcy Drive, Girvan site was acquired through the South Ayrshire Council affordable housing policy and is adjacent to an estate recently developed by Wimpey Homes, will be made up of 7 units.

Alastair Cameron, Chief Executive of Scottish Churches Housing Action, launched a joint project by Ayrshire Housing and Kingcase Parish Church, Prestwick. This will see the construction of 10 new houses alongside the redevelopment of the Kingcase Parish's hall.

Ayrshire Housing has joined a benchmarking group, Scottish Housing Best Value Network, approximately 22 housing associations from across Scotland who exchange information on their relative performance.

Management Costs as a comparative, whilst it may not be the lowest, it showed good performance and efficient management.

Jim reported that the Board is pleased to note that Ayrshire Housing are amongst the top performers in terms of most of the key target areas such as property turn-around times and with it the minimization of lost rents due to voids.

There is a similar commitment to keeping rent arrears as low as possible. Current tenant rent arrears now at 1%.

Over the year, a high percentage of section 5 referrals were re-housed, which reflects a very effective nomination system we have in place with South Ayrshire Council.

Jim commented that the annual garden competition goes from strength to strength. The joint winners this year are Ms Tyson, Orchard Place, Ayr and Mr MacPherson, Crown Square, Ayr.

The Pet competition is now in its fourth year with a growing number of entrants.

This year, the joint winners are Orbit (cat) from Maybole, owned by Moira Auld and Ben (dog) from Dundonald, owner Samantha Stirling.

Jim thanked the Board and Staff for their commitment to Ayrshire Housing.

7. General discussion

The Chair re-iterated the sentiments of Jim Whiston and thanked the Board and Staff members for their hard work during the last year.

The Chair welcomed questions from the floor. No questions were asked.

Andy Shilliday, SAC Corporate Procurement Manager introduced himself to Board and Staff members.

There being no other business the Chair closed the formal business of the meeting.

Meeting closed 8:00pm
Chairperson

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