



MINUTES OF THE ANNUAL GENERAL MEETING OF AYRSHIRE HOUSING HELD AT THE SAVOY PARK HOTEL, AYR ON 7 SEPTEMBER 2016 AT 7:00PM

Present: **Community Members**

Stuart Reid
Paul Torrance
Pearl Boyd
Margaret Imrie

South Ayrshire Council – Represented By
John Hampton – (Chairperson)

Tenant Members

Liz Craig
Frances Maguire
Kenny George
Megan Kennedy
Georgina Watson
Rosina McRoberts
John Shine
James McPherson
Linda Allan

In Attendance: Amy Fowler (Minutes)

Debbie Thompson
Alan Park
David McGivern
Jim Whiston
Carla Grainge
Caroline Donald
Marie Brown
Janice Connell
Ann Tosh
Ian Nelson
Helen Ross
Jim Sinclair
Laura Watson
Chloe McRoberts
Helen Taylor

Apologies: Andrew Whitehead
Suzi Williamson

Roy Martin
Ian Cavana
William Grant
Anne Cameron
Rhonda Leith
Simon Leslie
Georgina Dawson
Fiona Barr

1. Introduction

Councillor John Hampton, standing in for Chairperson Rhonda Leith, welcomed everyone to the meeting and noted that the meeting was quorate.

John introduced Jim Whiston, Director and Jim Sinclair, External Auditor from Armstrongs, Chartered Accountants.

John briefly spoke of the eventful and successful year Ayrshire Housing has had and looked forward to seeing the Charter Report due out next month.

2. Minutes of the AGM held on 9 September 2015

The Minutes were approved unanimously on a motion proposed by Kenny George and seconded by Stuart Reid.

3. Appointment of Board Members

John reported that Tenant members Frances Maguire, Georgina Dawson and Liz Craig will continue on the Board. Fiona Barr and David McVittie, also Tenant members, have both resigned and were thanked for their contribution to the Board. John then welcomed two new members, Kenny George of Barr and Suzi Williamson of Ayr, in the tenant category. In the community category, Vice-Chair Stuart Reid had decided not to seek re-election. John thanked Stuart for his enthusiastic involvement and contributions over the years and explained that the Board will now seek to fill the resulting vacancy through co-option.

4. Audit Report

John then invited Alan Park, Head of Finance to outline the Annual Account's key points and how they relate to our long-term performance and prospects. Alan reported on the Annual Accounts for the year ending 31 March 2016. He discussed the financial health of the Company and the expectations from the Scottish Housing Regulator. Alan concluded that Ayrshire Housing remains financially strong and that all banking Covenants have been met.

John then introduced Jim Sinclair of Armstrongs. Jim presented the Auditor's Report for the year ended 31 March 2016 and explained that it is the duty of the auditor to report to the Trustees on the truth and fairness of the Accounts and of their compliance with the various Acts which govern the disclosure requirements. Jim explained that he performed a variety of tests throughout the audit to check our systems and was pleased to report that on completion of the audit he had found no significant issues. This was reflected in the Management Letter presented to the Trustees.

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

Jim Sinclair thanked Ayrshire Housing's staff for their assistance during the audit visit.

The Annual Accounts, the Audit Report and Trustees' Report were accepted by the Members present.

5. Appointment of auditors

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

6. Report of Work

John introduced Jim Whiston, Director of Ayrshire Housing to report on our work over the past year and some of the challenges that Ayrshire Housing is facing. Jim outlined the new 4-year Corporate Plan which was brought together following two separate away days during the year for Board and staff. The corporate objectives have been re-ordered with *servicing our tenants* and *valuing our people* to the fore. Jim discussed the Scottish Social Housing Charter and the performance targets Ayrshire Housing has achieved. These targets place us amongst the best performing housing associations. Jim explained that the relationship with the tenants must always be maintained by ensuring that we are continuously benchmarking our performance. This will be reflected in next month's Charter Report which shows Ayrshire Housing performing well in comparison to other social landlords.

Jim continued to report on the new Energy Efficiency Standard for Social Housing which all stock must meet by 2020. He explained that Ayrshire Housing are fortunate to have a good stock of properties, however meeting the targeted standard by 2020 will be a key challenge. Refurbishment works are already planned for Rowan Road, Girvan and will begin hopefully in April 2017 to bring these properties up to a modern and presentable standard. Despite a delay of 4 months the new development at Cross Gait, Ayr has now opened with the 22 properties being built to the highest standard of energy efficiency. Jim reported that all tenants are delighted with their new properties.

Jim briefly reported on Ayrshire Housings' involvement within the general community and its aim to expand the range of services to our tenants and the communities they live in. Currently Ayrshire Housing and the Ayr based training charity, Access to Employment, have joined in partnership to provide IT sessions to tenants to allow them to improve their computer skills. These sessions are being trialed over a period of 5 weeks and if successful Ayrshire Housing will look to develop these either in-house or by continuing in partnership with Access to Employment. Having been re-launched the Community Grants scheme has been able to support and sponsor the Lochside Mission; Fort, Seafield and Wallacetown Community Council and Newton Primary School which neighbours the new Cross Gait development.

Jim thanked his colleagues in the staff team for their continued enthusiasm, support and hard work and invited any questions from the audience.

Paul Torrance questioned the increase in void re-let times and asked whether these figures included the temporary furnished accommodation properties. Jim explained that it did not include these and stated that there has been a decrease in Council referrals for these types of properties. Ayrshire Housing is currently reducing the number of temporary furnished accommodation and also negotiating a lease agreement with South Ayrshire Women's Aid covering the properties currently used by them.

The Chair then invited Jim to present the awards for this year's tenant garden and pet competitions.

The Chair concluded the AGM inviting everyone to enjoy refreshments and to feel free to chat to the Board members. There being no other business John closed the meeting at 8.15pm.

Chairperson

Date