



**MINUTES OF THE ANNUAL GENERAL MEETING OF AYRSHIRE HOUSING (“the Company”)
HELD AT THE SAVOY PARK HOTEL, AYR ON 10 SEPTEMBER 2014 AT 7:00 PM**

Present: **Community Members**
Paul Torrance (Chairperson)
Rhonda Leith
Stuart Reid
Rachel Borland

South Ayrshire Council – Represented By
David Burns

Tenant Members
Francis Maguire
Phyllis Callow
Anna Fraser
Georgina Dawson
William McWilliam
Fiona Barr
John Barr
Andrea Corrin
Colin Saxton
Lynn Saxton

In Attendance: Amy Fowler
Emma Hamilton
Debbie Thomson
Michelle Reid
Helen Ross
Scott Hutchison
Ian Nelson
Margaret Woods
Alan Park
Jim Whiston
Jim Sinclair (Armstrongs)
David McGivern
Billie-Jo Saxton
Kelly Corrin

Apologies: Cllr John Hampton
Cllr Ian Cavana
Cllr Corri Wilson
Anne Cameron
Rosina McRoberts
Roddy McDonald

1. Introduction

Chairperson Paul Torrance welcomed all to the meeting and especially thanked Amy Fowler for the organising of the event. He reported on the celebration of a successful 15 years since Ayrshire Housing was set up, first as South Ayrshire Homes and after merging with Carrick Housing Association as Ayrshire Housing. He stated that he has been involved from the early days and was particularly delighted to meet up with former colleagues who share our pride in our achievements. He said that despite the continuing financial challenges we were delighted to complete a new development in Maybole earlier this year. Due to the levels of government grants Paul stated that Ayrshire Housing have to be very cautious in the approach to building more houses.

The Chair noted a quorum was present, consisting of the Council's representative, three community and three tenant members.

2. Minutes of the 2013 AGM held on 11 September 2013

The Minutes were approved unanimously on a motion proposed by Stuart Reid and seconded by Rhonda Leith.

3. Appointment of Board Members

The Chair reported the result of the postal ballot in the Community membership category. He welcomed Rachel Borland as a new Community member of the Board and also Mairi Low joins us for another term. Two new tenant members, Georgina Dawson and Carrie O'Donnell will also be joining the Board along with Fiona Barr who had previously been co-opted to replace Pearl Boyd who sadly had to step down earlier this year. Roddy MacDonald, William Donald and Gordon McIntosh had decided to step down as this meeting. Paul thanked them for their contributions to the Board.

4. Audit Report

Paul introduced Alan Park, Head of Finance to outline the Annual Accounts' 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 2014. He then discussed the financial health of the Company and the expectations from the Scottish Housing regulator. Alan concluded that Ayrshire Housing remains financially strong.

The Chair then introduced Jim Sinclair of Armstrongs to report for the year ended 31 March 2014. Jim Sinclair 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 continued to explain 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 issues of significance. This was also reflected in the Management Letter presented to the Trustees.

He confirmed that the financial statements give a true and fair view and have been prepared in accordance with the relevant Acts.

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

The Annual Accounts 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

The Chair then introduced Jim Whiston, Director of Ayrshire Housing, to report on our work over the past year. Jim outlined the key objectives and performance against the Company's Corporate Plan. He stated that due to hard work from staff the vast majority of our targets have been achieved. He reported on the Housing Charter and the expectation on Ayrshire Housing to show tenants that Ayrshire Housing's performance is as high as the best landlords in Scotland.

The Chair then introduced David McGivern, Head of Housing Services. David reported on the Scottish Social Housing Charter and gave a brief background to it. He explained that Ayrshire Housing and all other social landlords are now required to report of our performance against the Charter to the Scottish Housing Regulator. This return allows the Housing Regulator to assess and publically report on Ayrshire Housing's performance. He stated the charter sets out standards and outcomes that all social landlords should aim to achieve based on what tenants expect of their landlords. David continued to report on the new Tenant Focus Group that has been established, with a purpose of providing tenants an opportunity to agree the content and format of this Charter Report. The first of these Charter Reports is complete and will be sent to all tenants within the coming two weeks. David stated that for Ayrshire Housing, it has been a good year overall but that there is room for improvement.

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

Paul Torrance thanked the staff for their contribution over the year and added that unfortunately he will be stepping down from the Board Chair role but will continue to be an active Board member. There being no other business the Chair closed the meeting at 8:25pm.

Chairperson

Date