

MINUTE OF THE ANNUAL GENERAL MEETING OF CALEDONIA HOUSING ASSOCIATION LTD

HELD AT McDIARMID PARK, PERTH ON TUESDAY 15 SEPTEMBER 2015

Present:	David Grant Robin Grant Helen Archibald Jack Brannan James Brunton Margaret Burns Penny Coburn Ian Gray Martin Harkness Janet Henderson Raymond Low Arthur Lynch Lorna McCurrah James Marmion Margaret Marmion James Thoms	Chair Treasurer	Kay Mechri Jacqueline Morgan Elaine O'Brien Evelyn Pearson Keith Pearson Andrew Ramsay Norman Renfrew Bill Robertson June Shaw-Violet Frank Smith Jennifer Steele Gavin Stewart Thomas Taylor Robin Valentine Constance Whitney
Apologies	Tom Potter Michael Cheesewright Tom Band Lilias Harris David Harris Eliza Merrilees John Merrilees Roy Golby Arthur Bruce Agnes McNaughton Andrew McNaughton Kenneth Miles Yvonne Miles Thelma Gorrie Gil McGeachy Trudy McGeachy Charles Wilson Elsie Mackay Elizabeth Mitchell David Mitchell Tom Devaney Sheila Paterson Stuart Ramsay Loretta Ramsay Alistair Robertson Lilias Robertson Hugh Levins Elizabeth Lauder Ian Lauder Ian McLaren James Reith Gordon Herd	Vice Chair	David Logan Joyce Thomson Joan McEwen Mrs M Croal Anne Pearson Greg Skeet Julie Nicol Karen Haggart Ian McMillan Francis Barrie Sheila Barrie Raymond Young Stephen Mooney William Miller Nicki La Cock Eilidh Scott R Sloan Father Peter Conniffe William Williamson Alistair Barrie Isabel Ness Kenneth Smith Stuart Wright Mary Duncan Alice McLaren Gottfried Flaschberger Mrs J Ingram Norah Balfour Mary Robertson James Robertson Joan Pollock Gordon Boyd

Dorothy Herd
William Hunter
Margaret Lauder
Margaret Barrowman
Gordon Laing
Charles Myatt
Margaret McHattie
Dr Flora Isles
Annie Smith
John Davidson
Andrew Mackie
Chrystabel Fraser
Jack Beats
Edward Walsh
Linda Carcary
Irene McCartney
Jessie Millam
William Ogilvy
Robert Cook
Elizabeth Taylor
Eleanor Muir
Kenneth Martin
Mary Whitehead
Sheila Ogilvy

Elizabeth Beats
Janet Brown
Helen Brown
Andrew Campbell
Catherine Currie
Mr A Duncan
BMA per William Hadden
Alfred James
Heulwen James
Muriel Leather
Charles Oswald
Mary Taylor
Winifred Weir
William Carcary
Robert Henderson
Dr R G Clark
Barbara Milner
Thomas Smith
Teresa McCabe
Mary Walsh
Dr Joan Forsyth
R S Whitehead
Mrs J M Sturrock
Mark Gallacher

In Attendance: Julie Cosgrove Chief Executive
Ron Hunter Finance Director
Garry Savage Business Services Director
Tim Calderbank Operations Director
Andrew Kilpatrick Asset Management Director
Gill Donoghue Head of Support Services
Barry Johnstone Area Director
Stuart Robertson Business Services Officer
Vicki Nicolson Marketing & Communications Officer
Rachel Martin Marketing & Communications Officer
Jenny Dalton Executive Officer (Minutes)

1 Apologies

The Chair advised that 113 apologies had been received and that the names would be recorded in the minutes.

2 Minutes of Caledonia Housing Association's Annual General Meeting held on Tuesday 16 September 2014

The Association members agreed that the minutes were a true and accurate record. This was proposed by Kay Mechri, seconded by Penny Coburn and **APPROVED** by the meeting.

3 Chair's Report

The Chair highlighted a number of the Association's achievements in 2014-15 as follows:

- The successful conclusion of partnership proposals which saw Cordale Housing Association become part of the Caledonia Group and the formation of a strong working relationship that would be built on over the coming year.
- The addition of 10 properties to the Association's stock with 62 new units under construction.
- The acquisition of the former Caledonian Road School in Perth and its' planned conversion to 49 high quality homes.

The Chair also outlined some of the challenges facing the Association in the year ahead including funding issues and further changes to the welfare systems. He congratulated staff members on their response to the recent flooding in Alyth and concluded by stating that overall it had been an excellent year for the Association and looked forward to another successful year.

4 Treasurer's Report

The Treasurer presented his report on the first set of consolidated Annual Accounts for Caledonia and Cordale Housing Associations. He provided a brief overview of the Group Accounts and then went on to highlight a number of areas in Caledonia's Accounts.

The surplus for the year of £1.7m was due to a combination of the increase in the number of houses owned by the Association, although there had been some slippage in the development programme, and the average rent increase of 2.2% or 2014/15. The rent increase was one of the lowest in the area in which Caledonia operates.

The Treasurer then outlined a number of pressures on cash flow in the forthcoming year including component replacement, development funding and meeting the Scottish Government's new Energy Efficiency Standards. He also highlighted the external pressures that continued to effect the Association's resources such as the effects of the changes in welfare reform on tenants' income and their ability to pay rent, the pension deficit and access to funding.

The Treasurer concluded his report by thanking the Finance Director and his team for their hard work and support over the last year. He also extended his thanks to the External Auditors, Baker Tilly, and the Internal Auditors, Wylie & Bissett.

Members then **ACCEPTED** the adoption of the Group Accounts for the year to 31 March 2015.

5 Appointment of Auditor

The Treasurer then proposed that Baker Tilly be re-appointed as External Auditors. This was seconded by Ian Gray and duly **APPROVED** by the members.

6 Election of Management Board

The Chair advised that under the Rules of the Association, one-third of the Management Board was obliged to retire at each AGM and that retiring members should be those who had served the longest on the Board since the date of their last election. Taking vacancies into account, there were currently twelve Board members, four of whom would ordinarily be required to seek re-election at this AGM; however Bill Robertson, Tom Potter and Ian McLaren had intimated their intention not to seek re-election. These three members could be counted towards the one-third requirement and therefore only one further Board member, namely Lindsay Darroch, was required to seek re-election at this AGM.

Taking the above and the three co-opted spaces reserved for representatives of the Association’s tenants into account, there remained three vacancies on the Management Board. Nominations for these vacancies had been received for Martin Harkness, Lorna McCurrach and Hugh Levins.

Under the Rules of the Association, if the number of members standing for election was less than or equal to the number of vacant places, then they could be elected without a vote being held. As this was the case on this occasion, the Chair then declared Lindsay Darroch, Martin Harkness, Lorna McCurrach and Hugh Levins elected to the Management Board.

The Chair then acknowledged the contribution of Bill Robertson, Tom Potter and Ian McLaren to the Association and its predecessors, Servite and Perthshire Housing Associations and wished them well for the future. He then presented Bill Robertson with a small gift on behalf of the Association.

The Chair concluded by advising that the business of the AGM had now concluded and thanked members for their attendance.

Chair’s Signature