

Minute of the 28th Annual General Meeting of Blochairn Housing Association Ltd held on Tuesday 25 June 2019 in the offices of Blochairn Housing Association, 1 Blochairn Road, Glasgow

Present: Marie Byrne, Anne Campbell, Virgilia Chisela, Denise Doherty, Manal Eshelli, Christine Ferguson, Janice Forrest, Martin Forrest, Annemarie Goodwin, Robert Goodwin, Kenneth Haynes, Roseanne Keaney, William Kerr, Sandra McFadyen, Kathleen McLarry, Rose McLeish, Ashleigh McLeish, Michaela McPhilemy, Maureen Meharry, Maria Morgan, Lynsey Morgan (Chairperson), Marion Reilly, Joan Reuston, Malcolm Sinclair, Peter Smith, Bridget Steele, Sheena Stephen, Christine Sweeney, Frances Tierney, Olga Vassiljeva.

In Attendance: Margaret McLarry, Mary McVey, Michael Carberry (Director); Angela MacDonald (Housing Services Officer); Danielle Murphy (Housing Services Assistant); Carol Niven (Finance Assistant); Lorna Wylie (Finance Agent); Allison Devine (Alexander Sloan, Auditors); Sharon Kelly (Royston Youth Action); Ian McLean (Catch the Light); Councillor Allan Casey; Councillor Elaine McDougall; Stephen Grant (Parliamentary Assistant to Paul Sweeney MP); Ben Tibbs (plus parents and brother) (Royston Primary School); Isoken Ik Osagie (plus mum) (St Roch's Primary School); Tom Fox (Scottish Prison Service); Gregg Pearson (Scottish Prison Service).

The Chairperson, Lynsey Morgan, welcomed everyone to the Annual General Meeting and asked the Director to introduce invited guests. She advised that, under the Association's Rules, the AGM had to follow a specific agenda. There would be an opportunity, after the formal business, to ask any general questions. She encouraged Members to stay on after the meeting for refreshments when staff, committee members and Sharon Kelly (Royston Youth Action) would be available for an informal chat. She also urged Members to talk to the representatives from the Scottish Prison Service about the proposals for HMP Glasgow.

The Director advised that photographs would be taken and may be published on the Association's Facebook page and in newsletters. He asked anyone who did not want a photograph published to let him know.

1. **Apologies**

Apologies were received from Lazarous Chisela, Andy Duffus, Alex Morgan, Michael Rice, Annie Smith, Patricia Sweeney, Ewa Wojcik.

2. **Adoption of the Minute of the 27th Annual General Meeting held on 26 June 2018**

The minute of the previous annual general meeting was adopted by Frances Tierney and seconded by Olga Vassiljeva.

3. **Matters Arising from the 27th Annual General Meeting held on 26 June 2018**

There were no matters arising from the previous AGM.

4. **Chairperson's Report**

The Chairperson advised that an Annual Report would be issued to all residents in July. Meantime, she would summarise a few highlights:

- Performance in housing management and maintenance continues to be very good. Residents can check the Scottish Housing Regulator's web site to see how Blochairn compares to other housing associations. Staff can

assist residents to navigate the Regulator's web site. In September, residents will receive a copy of the Landlord Report published by the Scottish Housing Regulator

- Additional support for residents continued with the provision of a Financial Advisor, a Tenancy Support Officer and a Welfare Rights Officer. Services are well used and are a real benefit to the community
- The Major Repairs Programme was completed in May 2019. This was a massive operation for the Association, covering 17 closes and 102 houses. The Chairperson hoped that Members would agree that the results were impressive
- A bathroom replacement programme was completed at Contract 3 in Blochairn Road/Cloverbank Street
- In 2014, Blochairn called a meeting of local Royston organisations; Councillors and MSP's to try to find a more strategic, organised way of completing the regeneration of Royston. The Royston Strategy Group was formed and a strategy document was produced which highlighted what still needs to be done. There has been some success with the rebuilding of the Rainbow Hall; plans to convert the 'Blue Roof' building to a nursery; recovery of the 'Triangle' site, which will become a park, and joint working with Copperworks and Rosemont Development Trust to create a plan for central Roystonhill, including the Millburn Centre. However, some issues have not progressed at all, such as, regenerating Glenconner Park and dealing with the shops and houses at Royston Road/Provanhill Street
- In 2004, after the murder of Mark Cummings in Royston, Blochairn began to challenge the Scottish Government and Glasgow City Council on the policy of providing accommodation for dangerous sex offenders in our communities. Blochairn took the Chief Constable of Strathclyde Police and the Freedom of Information Commissioner to the highest court in Scotland to force them to release statistics on where sex offenders were housed. There are 11 associations involved in a campaign group, The NASSO Awareness Group (NAG). In 2012 a GHA tenant seriously assaulted the 4 year old son of a neighbour. The investigation found that the allocation policy had to be looked at. When GHA refused to say whether they had changed their allocation policy the NAG made a formal complaint. The Scottish Public Sector Ombudsman said that GHA could decide whether to talk to the NAG or not. The NAG contacted the Scottish Housing Regulator who said it should contact the Scottish Government. This is under consideration.
- In 2001, Blochairn became the first housing organisation in Glasgow to offer a bonus to its tenants. It is a way of thanking those tenants who make a contribution to the community and who help to make Blochairn an area that people want to live in and are proud to say they come from. Since 2001, more than £217,000 has been returned to the community at Christmas. Last Christmas, 69% of tenants received the £75 Christmas Bonus Payment. More than £18,000 has been won in the monthly prize draw.
- The Association works hard to have a good relationship with Young People and we try to make them feel that they are important members of the

community. Since 2016, Blochairn has been a Community Champion for the Dolly Parton Foundation - Imagination Library. Every child receives a free book every month from birth until their 5th birthday. Blochairn supports Royston Youth Action and works closely with local schools. Since 2013, the Association has sponsored a Community Citizenship Award for Royston Primary and Saint Roch's Primary.

The Chairperson advised that it has been another busy year. She thanked both Management Committee members and Staff for their hard work and dedication to the Blochairn community.

She concluded by encouraging Members to have a look at Blochairn's Facebook page, which is proving to be very popular with 728 "Followers".

The Chairperson invited questions from Members. There were none.

5. **Financial Accounts for the year ending 31 March 2019**

The Chairperson asked the Association's Auditors to present the statutory accounts. Allison Devine presented a summarised version and confirmed that the accounts provide a "true and fair view" of financial affairs as at 31 March 2019. The Association's performance was a good, consistent one and it had finished the year with a strong Balance Sheet. She asked if there were any questions on the report. There were none.

6. **Appointment of Auditors**

The Chairperson advised that the Management Committee wished Alexander Sloan Ltd to continue as auditors. There were no objections to this proposal.

7. **Election of the Management Committee**

The Chairperson advised that the Management Committee must have at least seven members and no more than fifteen. One third of the Committee must stand down and seek re-election at the AGM. The four Committee members standing down and seeking re-election were herself, Sheena Stephen, Frances Tierney and Olga Vassiljeva. There were three new nominations: Lazarous Chisela; Catherine Neil and Ewa Wojcik. This gives the Association fifteen Committee members. As there were no more than fifteen there is no need for an election. The fifteen Committee members are Rosemary Cairns, Lazarous Chisela, Denise Doherty, Andy Duffus, Manal Eshelli, Sakina Masih, Rose McLeish, Michelle Moore, Lynsey Morgan, Catherine Neil, Joan Reuston, Sheena Stephen, Frances Tierney, Olga Vassiljeva and Ewa Wojcik.

8. **Any Other Competent Business**

The Chairperson advised that she had no other business to report and she brought the formal business of the AGM to a close.

Post Meeting:

The Chairperson invited general questions. There were none.

The Chairperson advised that the Councillors had to leave to attend another meeting and invited Members to ask questions before they leave. Several residents asked for an update on what was happening at the Royston Road shops. Councillor Casey said that, through the Royston Strategy Group, he hoped that a plan could be devised for that area. Councillor McDougall advised that the Council continued to

press the owners and arrange clean ups but, as they complied with various conditions, there was little else that could be done. The Councillors were asked about Planning Permission being granted for another shop, on the site of the former 'Hibs Club', if the Royston Strategy Group hoped to find a long term solution. Councillor McDougall said that anyone could apply for Planning Permission. This answer was not considered to be satisfactory.

There were no other questions.

Ian McLean, Catch the Light

- Ian McLean introduced himself. He spoke about Youth work generally and about work he had been doing with young people to prepare the Business Plan for Royston Youth Action. This had led to sessions with a group of young women on Wellbeing and Resilience. To conclude his presentation he showed a short video.

Tenant Bonus Scheme

- The draw was made for May and June. Winners were Debbie Harris (Sandmill Street), Francis Mulholland (Dunolly Street), Mary Kelly (Dunolly Street) and Patricia Fury (Dunolly Street)

Prize Draws

- The winner of the £300 Buchanan Galleries Gift Card was Denise Doherty

Community Citizenship Award

- The Director advised that, in 2013, Blochairn began sponsoring a Community Citizenship Award, which combines involvement in community work and activities, with the Curriculum for Excellence, which encourages Pupils to be a Confident Individual; Successful Learner; Responsible Citizen and Effective Contributor. Young People complete a "passport" throughout the year with encouragement and involvement of parents, teachers and other community organisations. Judges select winners at the end of school term. There is an award for each primary school.

Previous winners have been:

- Royston Primary - Ephraim Chiwara, Hayley Brown, Tamzin McLeish, Jack Anderson, Savannah Jeffrey and Sofea Ahmad
- Saint Roch's Primary: Sean Paul Faulds, Eve Gillespie, Rebecca Kyle, Lillias Sidique, Theodocia Glover and Millie Carroll All have been popular winners. The 2019 winners were equally popular.

The Director introduced the winners of the Community Citizenship Awards 2019:

- Royston Primary - Ben Tibbs
- St Roch's Primary - Isoken Ik Osagie