

Minute of the 29th Annual General Meeting of Blochairn Housing Association Ltd held on Tuesday 1 September 2020 in the offices of Blochairn Housing Association, 1 Blochairn Road, Glasgow and through a Zoom Conference

Present: Lazarous Chisela, Denise Doherty, Andy Duffus, Manal Eshelli, Patricia Fury, Pascaline Kunda-Kilufya*, Kathleen McLarry*, Rose McLeish, Maureen Meharry, Lynsey Morgan*, Elizabeth Murray-Moore, Michelle Murray-Moore, Catherine Neil, Agnes Nolan, Barbara Nolan, James O’Hear, Marion Reilly, Joan Reuston*, Sheena Stephen, Frances Tierney*, Olga Vassiljeva, Ewa Wojcik.

(*members who attended in person. Other members attended through Zoom).

In Attendance: Michael Carberry (Director); Angela MacDonald (Housing Services Officer); Danielle Murphy (Housing Services Assistant); Carol Niven (Finance Assistant); Matthew McDermott (Finance Agent); Phil Morrice (Alexander Sloan, Auditors).

The Chairperson, Lynsey Morgan, welcomed everyone to the Annual General Meeting. 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.

The Director introduced the Auditor and Finance Agent who were attending through Zoom. He 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.

He explained that the AGM had been delayed, from Blochairn’s preferred time of the end of June, in the hope that the Covid 19 lockdown would be lifted to allow a meeting to be held in the normal way. However, the AGM must be held before 30 September and there is no likelihood of lockdown ending before then. He thanked everyone for taking the time to attend, either in person or through Zoom.

1. Apologies

Apologies were received from Anne Campbell, Virgilia Chisela, Christine Ferguson, Annemarie Goodwin, Robert Goodwin, Kenneth Haynes, Anne Marie MacPherson, Paul MacPherson, Sandra McFadyen, Annie Smith, Peter Smith, Bridget Steele, Patricia Sweeney,

2. Adoption of the Minute of the 28th Annual General Meeting held on 25 June 2019

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

3. Matters Arising from the 28th Annual General Meeting held on 25 June 2019

There were no matters arising from the previous AGM.

4. Chairperson’s Report

The Chairperson’s report had been issued to Members through email and text message in advance of the meeting. She advised that an Annual Report would be issued to all residents later in the month. Meantime, she would summarise a few highlights:

- Performance in housing management and maintenance continued to be very good. The Scottish Housing Regulator's web site allows residents to compare Blochairn to other housing associations. Staff can help residents to navigate the Regulator's web site
- By 31 December, residents will receive a copy of the Landlord Report published by the Scottish Housing Regulator
- Additional support 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 Planned Maintenance Programme continued with bathroom replacement Contract 3 in Dunolly Street/Sandmill Street
- The Royston Strategy Group made progress with the reopening of the new Rainbow Hall. Plans to convert the 'Blue Roof' to a nursery are well underway and the 'Triangle' site has been levelled and grassed and will become a park. Joint working with Copperworks and Rosemont Development Trust continued with a view to creating a plan for central Roystonhill, including the Millburn Centre. Some issues have not progressed, such as, regenerating Glenconner Park and dealing with the shops and houses at Royston Road/Provanhill Street
- Blochairn continued to work with a small group of community owned housing associations to challenge the Scottish Government and Glasgow City Council policy of providing accommodation for dangerous sex offenders in our communities. Freedom of Information requests are with the Scottish Government, Police Scotland and Glasgow Housing Association
- Since 2001, Blochairn has provided a Christmas Bonus to tenants as a way of thanking those who contribute to the community and who make Blochairn an area that people want to live in and are proud to say they come from. More than £232,000 has been returned to the community at Christmas. Last Christmas, 68% of tenants received the £75 Christmas Bonus Payment. More than £19,000 has been won in the monthly prize draw
- The Association works hard to have a good relationship with Young People and to make them feel that they are important members of the community. Blochairn is a Community Champion for the Dolly Parton Foundation - Imagination Library, which provides every child with a free book every month, from birth until their 5th birthday. Blochairn supports Royston Youth Action and works closely with local schools. Sadly, due to the Covid 19 lockdown, the Community Citizenship Awards 2020 were not made to Pupils at Royston Primary and Saint Roch's Primary
- The Association launched its web site in August 2019. Tenants and owners can access their accounts and repairs records. Anyone can apply for a house online. A mobile app is now available and a text bulletin service is being piloted. Blochairn's Facebook page continues to be very popular with 850 "Followers".

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.

The Chairperson advised that she had served her full five-year term and would step down as Chairperson. Due to increased commitments at work she is also retiring as a Committee member.

The Chairperson invited questions from Members. There were none.

5. **Financial Accounts for the year ending 31 March 2020**
The Chairperson asked the Association's Auditors to present the statutory accounts. Phil Morrice summarised the accounts and confirmed that they provide a "true and fair view" of financial affairs as at 31 March 2020. The Association's performance was a good, consistent one and it had finished the year with a strong financial position. The Chairperson asked whether there any questions for the Auditor. 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. Six Committee members are standing down. Four are not seeking re-election: Denise Doherty, Andy Duffus, Lynsey Morgan and Rose McLeish. Two are seeking re-election: Sakina Masih and Joan Reuston. There were no new nominations. This gives the Association ten Committee members. As there were no more than fifteen there is no need for an election. The ten Committee members are Lazarous Chisela, Manal Eshelli, Sakina Masih, Michelle Moore, Catherine Neil, Joan Reuston, Sheena Stephen, Frances Tierney, Olga Vassiljeva and Ewa Wojcik. The Director thanked the Committee members who were not seeking re-election for their contribution over their time in office.
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.

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