

Minute of the 31st Annual General Meeting of Blochairn Housing Association Ltd held on Tuesday 28 June 2022 in the offices of Blochairn Housing Association, 1 Blochairn Road, Glasgow

Present: Manal Eshelli, Martin Forrest, Mary Gibb, Kenneth Haynes, Helen McCartney, Kathleen McLarry, Ashleigh McLeish, Rose McLeish, Maureen Meharry, Elizabeth Murray-Moore, Michelle Murray-Moore, Marion Reilly, Joan Reuston, Frances Tierney, John Welsh.

In Attendance: Michael Carberry (Director); Patricia Davidson (Corporate Services Officer); Angela MacDonald (Housing Services Officer); Bronwyn Thomson (Housing Services Assistant); Matthew McDermott (Finance Agent); Philip Morrice (Alexander Sloan, Auditors); Stephen Brown (GMAP); Maureen McGowan (GMAP); Arlene Cooke (North Glasgow Healthy Living Community); Sean Morrow (Rosemount Lifelong Learning).

The Chairperson welcomed everyone to the meeting. She advised that, under the Association's Rules, the AGM had to follow a specific agenda. After the formal business, there would be an opportunity to ask any general questions. Normally a buffet is provided after the AGM to give members an opportunity to have an informal chat with committee members and staff. This has not been provided this year due to ongoing concerns around Covid 19.

The Director introduced the Association's Auditor and Finance Agent; Blochairn staff members and invited guest speakers. 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.

1. Apologies

Apologies were received from Virgilia Chisela, Roseann Keaney, Aleksandra Lis, Agnes Nolan, Barbara Nolan, Patricia Sweeney and Olga Vassiljeva.

2. Adoption of the Minute of the 30th Annual General Meeting held on 21 September 2021

The minute of the previous annual general meeting was adopted by Mary Gibb and seconded by Manal Eshelli.

3. Matters Arising from the 30th Annual General Meeting held on 21 September 2021

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 and a copy of the Scottish Housing Regulator's report on Blochairn's performance would be issued to every resident when it is published in September. Meantime, she would summarise a few highlights:

- Despite Covid lockdowns, the Association's performance continued to be very good. The Scottish Housing Regulator's web site provides an opportunity to compare Blochairn's performance with other landlords. Details of performance statistics were displayed on the screen
- Additional support for residents continued with a Financial Advisor, a Tenancy Support Officer and a Welfare Rights Officer. These services are well used and are a real benefit to our community. Earlier in the year, £43,000 of funding was

obtained to provide fuel vouchers to tenants. The Association will look for similar opportunities in future

- The Planned Maintenance programme got underway again with new bathrooms in Sandmill Street. Decoration of external railings in Dunolly Street had just finished and painters are working in closes in Blochairn Place. External painting of railings would begin in Sandmill Street soon, weather permitting
- In 2014, Blochairn called a meeting of local organisations and politicians, trying to find a more organised way of improving the Royston area. From that meeting, the Royston Strategy Group was formed. There has been some progress since then. The Rainbow Hall at the top of Roystonhill was rebuilt and is now a thriving Community Centre with lots of activities, including a café and a Food Pantry, with several hundred members. The 'Blue Roof' building has been converted into a nursery and the land between Millburn Street and Roystonhill was cleared and levelled. A park will be created if Copperworks can get the funding. Discussions continued with Copperworks and Rosemount Development Trust on a plan for central Roystonhill, including the Millburn Centre. New houses provided would be split between Blochairn and Copperworks. However, there is a disagreement between two Council departments. Planners want to keep part of the Millburn Centre building but the department that deals with funding says it's too expensive. It is not clear what will happen now. Some other things have not moved much at all. Plans to build new shops and houses on Royston Road have not progressed beyond strategy plans and documents. The Strategy Group continues to work on these issues
- It is 18 years since Mark Cummings was murdered in Royston. He would be a grown man now. His attacker, Stuart Leggate, is still in jail. In 2004, Blochairn began to challenge the Scottish Government and Glasgow City Council on the policy of providing accommodation for dangerous sex offenders in our communities. This attracted support from a large number of housing associations. An action was raised in the High Court against the Police and the Freedom of Information Commissioner to force the release of statistics on where sex offenders were housed. There are nine housing associations still in the campaign group, known as the NASSO Awareness Group – or NAG for short. It is a long, hard struggle to get anywhere on this issue. There is very little support and Freedom of Information requests are resisted by all organisations and officials. Blochairn is always vigilant and the Association has never received a nomination or referral of a sex offender
- In 2021, Blochairn became the first housing organisation in Glasgow to offer a bonus to its tenants. Few, if any, do it now. The bonus is to thank tenants who contribute 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 £268,000 has been returned to the Blochairn community at Christmas and more than £21,000 has been won in the monthly prize draw. Last Christmas, 71% of tenants received a bonus payment of £75
- Blochairn works hard to have a good relationship with Young People and to make them feel that they are important members of the community. The Association is a Community Champion for the Dolly Parton Imagination Library, providing a free book, every month to every child, from birth until their 5th birthday. The Association supports Royston Youth Action and the Director is Royston Youth Action 's Chairperson. The Association works closely with local schools and sponsors a Community Citizenship Award for Royston Primary and Saint Roch's Primary. This was suspended because of Covid but will restart in 2023. The Association is assessing equipment in the play park at Blochairn Place that needs to be replaced

- Every year there is a dispute with the City Council about the impact of the Blochairn Road Recycling Depot. Last July, this made the front page of the Evening Times. But little has changed. The Association will write to Bob Doris MSP asking him to organise a public meeting. The City Council will be contacted and the Association will consider obtaining legal advice on how to stop the Blochairn Road site from taking in food waste

The Chairperson advised that a full independent review would be carried out over the next few months, looking at all aspects of the Association. A Tenant Satisfaction Survey is underway. A housing stock condition survey and a revaluation of the Association's houses will be carried out. This is required by lenders and it recommended by the Regulators to be done every 5 years or so. Through the process we'll make sure we are financially sound for the next 30 years.

The review will also look at our staff structure – we have always employed fewer staff than other associations. We'll see whether this is still OK.

There have been a few staff changes over the last year or so. Housing Services Assistant, Danielle Murphy, left in April 2021 and Finance Assistant, Carol Niven, moved on just a few weeks ago. Our new Housing Services Assistant, Bronwyn Thomson, and Corporate Services Officer, Pat Davidson, both started with us in August 2021. There are more changes likely as our Director, Michael Carberry, is looking to retire at the end of the year.

To finish off, I want to thank our Committee members and our staff for their hard work and dedication to the Blochairn community. We reopened our office in February after two years of coping with Covid lockdowns. It has been a really difficult time for us all.

Finally, please have a look at our web site and our Facebook page. Our Facebook page is really popular, with 924 Followers. And please download our App to your mobile phone.

That concludes my report. Does anyone have any questions?

There were no questions. However, members gave a round of applause and thanked staff for all of their efforts over the past two years.

5. **Financial Accounts for the year ending 31 March 2022**

The Chairperson asked the Association's Auditors to present the statutory accounts. Philip Morrice summarised the accounts and confirmed that they provide a "true and fair view" of financial affairs as at 31 March 2022. The Association's performance was a good, consistent one and it had finished the year in a strong financial position. The Chairperson asked whether there were 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. There are ten Committee members. One third, or the nearest number to one third, must stand down and can seek re-

election at the AGM. The Chairperson advised that the three members seeking re-election were herself, Sakina Masih and Michelle Murray-Moore. There were two new nominations: Aleksandra Lis and Mary Gibb. This gives the Association twelve Committee members. As there were no more than fifteen there is no need for an election. The twelve Committee members are Manal Eshelli, Martin Forrest, Aleksandra Lis, Mary Gibb, Sakina Masih, Kerry McCann, Helen McCartney, Michelle Moore, Joan Reuston, Sheena Stephen, Frances Tierney, Olga Vassiljeva, Ewa Wojcik and John Welsh.

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.

END

Post Meeting:

- The Chairperson invited general questions. There were none.
- The Chairperson invited Sean Morrow, Director of Rosemount Learning, to address the meeting. There was then a short question and answer session
- The Chairperson invited Arlene Cooke, Director of North Glasgow Healthy Living Community, to address the meeting.
- The Tenant Bonus Scheme Monthly Prize Draw for June 2022 was made using a computerised 'random picker'. Winners were Henrietta Johnstone (Sandmill Street) and Malcolm Sinclair (Sandmill Street)
- The Raffle Prize Draw was made for a £400 John Lewis Gift Card. The winner was Helen McCartney

END