

Spire View Housing Association
Minute of Annual General Meeting
Held on Tuesday 19th September 2023 at 6.00pm
in Roystonhill Community Hub

PRESENT	MEMBERSHIP NUMBER	BY PROXY
Clare ODonnell	563	
Catriona Donald	805	
Alan Brown	303	
David Barnes	595	
Osman Lamin Sidique	955	
Angie Fraser	905	
Florence Dioka	906	
Rose Donald	321	
Charlie Lunn	1	
Alan Shute	944	
Pauline Frati	116	
Helen Boyd	265	
Thomas Rodgers	739	
Robert Prentice	836	
Drew Collier	852	
Isabel Heeps	728	
Rita Conner	59	
Maureen Flynn	880	
Rachel Cooper	793	
Boma Bouanga Barnabe	921	
Mary Gibson	902	
Katie McAlear	20	
Maureen McAlear	417	
Helen Lynas	886	
Allan Stewart	779	
Ellen Watson	76	
Cathy McEleney	15	
Unity Simpson	167	
Janet Ross	12	
Marion McCann	111	
Margaret Shannon	139	
Samuel Rollo	745	
Craig Allen	811	
Michelle McInulty	966	

Gemma Nicoletti	908	
Ann Rodgers	913	
Rosemary Gallagher	884	
Kathleen Gallagher	880	
Jim McHugh	930	
Veronika Nemeth	873	
Darren McMillan	714	
Rena Mulvey	881	
Laura Thomson	901	
Patricia Isiekwe	871	
Geraldine McLaughlin	887	
Rose McLaughlan	882	
William Forster	958	
Karen Healy	753	
William Joshua	813	
Chiedo Chigozie	848	
Noel McLaughlin	933	X
Roseann King	38	X
Gina Tibbs	10	X
Elizabeth Hardie	898	X
Frank Naismith	84	X
Mary Naismith	85	X
Patricia Duguid	904	X
Mary Stewart	890	X
Jack Stewart	894	X

IN ATTENDANCE

Fiona Murphy	Director
Margaret Brownlie	Depute Director
Donna Richardson	Housing Manager
Jordan Henderson	Finance Manager
Gillian Spence	Corporate Governance Officer
Steven Myles	Energy Assistant
Sharon Mearns	Housing Officer
Margaret Clowes	Housing Officer
Yvonne Maworera	Housing Assistant
Emily Muir	Corporate Services Assistant
Elizabeth Wedlock	Tenant (Non Member)
Steven Thomson	Tenant (Non Member)
Maureen Atuma	Tenant (Non Member)

Welcome and Introductions

The Association's Chairperson (Charlie Lunn) welcomed everyone to the AGM and introduced the panel members. The Chairperson then progressed the meeting business.

1. Apologies

Apologies were received from:

	MEMBERSHIP NUMBER
Linda Little	134
Thomas Little	444
Hannah McLafferty	907
James Henvey	885
Mary McCabe	920
George McCabe	919
Patrick Dorey	903
Pat Bonner	29
Dawn Gillespie	503
Sarah Mullen	755
Danielle Alexander	270
William O'Connor	824
Susan Prior	895
Antony Coker	708
Robert McMahon	917
Lorraine Rush	748
Sylvia Hanlon	58
Alison Crawford	118
Tom McLelland	3
Sheila McLelland	4
Elizabeth Edgar	102
Sarah Bowers	90
Luis Paulino	918
Katrina Gilligan	922
Margaret Rankin	900
Marion Thomson	911
Janice Jack	339
Dionne Frati	712
Geraldine Bain	217
Mary Brewer	35
Elizabeth Hillick	529
Linda Stoddart	891

Mary Chambers	233
Joe Chambers	232
Rose Ann Dixon	326
Patrick Dorey	924
Jackie Crombie	Auditor - French Duncan
Louise McLelland	Tenant - non member
Mary Ann Bowers	Tenant – non member
Sheila Farrell	Tenant – non member
Patricia Bain	Tenant – Non member
Joe Rooney	Tenant - non member

2. Minutes of previous Annual General Meeting

The Minute of the AGM held on 21st September 2022 was proposed by Craig Allan and seconded by Pauline Frati.

3. Chairperson's report

The Chairperson highlighted the main points listed below;

- During 2023 a detailed consultation with Copperworks tenants was undertaken regarding the 'merger' between Spire View and Copperworks. An independent ballot was held, with 93.1% of tenants voting in favour of a Transfer of Engagements from Copperworks to Spire View Housing Association.

The Transfer of Engagements took place on 1st August 2023. The Chairperson assured former Copperworks tenants that we are committed to delivering on the transfer promises made as part of this process. The Management Committee and the Scottish Housing Regulator will be closely monitoring the Association's progress.

- Our most recent full tenant satisfaction survey in July 2021 revealed 89% of respondents were satisfied overall with the service provided by Spire View. Another survey will be carried out in 2024.
- We completed a comprehensive exercise this year to self-assess our compliance with the Scottish Housing Regulators 'Regulatory Standards of Governance and Financial Management' and devised an action plan to ensure we continue to comply with these standards.
- Our Investment Strategy was fully revised and updated.
- We comprehensively reviewed our 30-year financial projections to ensure we continue to remain financially viable in the short, medium and long term.

- We reviewed all of the risks facing the organisation and the systems in place for monitoring, reporting and mitigation.
- Carried out Gas Safety checks to 100% of our properties.
- Completed electrical safety check to the majority of our properties.
- Provided a new home for 44 people
- Collected over £2.2m in rent
- Carried out 1,793 repairs to our properties. For example, joinery, plumbing and electrical works and our survey showed tenants were delighted with the repairs service.
- Continued to provide a grass cutting and close cleaning service to maintain the overall environment.
- During the financial year 22/23, we spent:
 - £32,000 on kitchen replacements
 - £62,000 on boiler replacements
 - £23,000 on bathroom replacements
 - £4,000 upgrading smoke and heat detection systems
 - And £8,000 on electrical safety checks
- We spent around £41,295 providing adaptations to houses to allow people to continue to enjoy living in the properties despite illnesses and disabilities.
- We contributed £1,550 in charitable donations to local worthy causes.
- For many years now, we have been providing our own 'in-house' Tenancy Support service in partnership with the Simon Community Scotland.
- In addition, we secured funding from the Lottery that has allowed us to keep our Volunteer Co-ordinator, Volunteer Assistant and Digital Engagement Officer at the hub in post throughout the year.
- We have developed an excellent partnership with the North Glasgow Community Food Initiative who operate the Food Pantry.

- Working in partnership with other RSLs secured £280,800 from Scottish Government that is used to provide Financial Capability and Money Advice services from the Hub.
- Last year, working with Copperworks and Blochairn, we secured over £212,000 funding through the Energy Industry Voluntary Redress Scheme to allow us to establish and deliver an energy advice project across our community over 2 years. This service has proven to be hugely successful.
- A further £82,000 was secured working in partnership with Copperworks, Blochairn and Ardenglen Housing Association in Castlemilk. Funds were obtained from the Lottery and Scottish Government and allowed us to distribute food vouchers, fuel vouchers, air fryers, slow cookers, electric blankets, fleece blankets, hot water bottles, thermal mugs and pantry memberships.
- After carrying out our most recent rent review and setting the rent charges for the current year, we are pleased to note that our rents continue to be some of the lowest across the city and beyond.

4. Presentation of the Annual Accounts

Jordan Henderson presented the Association's annual accounts for financial year 2022/23, including a report on the Association's income and expenditure account and the balance sheet. This showed that the Association had a strong balance sheet and that it had a very good year. He advised that full copies of the accounts are available at the office on request.

5. Auditors Report / Appointment of Auditor

Apologies from Auditor Jackie Crombie. Jordan Henderson presented the report on her behalf. Jordan advised that auditors French Duncan tested a variety of information provided by the Association. He confirmed that they were happy to give a clean audit report. Jordan went on to confirm that the financial statements give a true and fair view of the Association's affairs to 31 March 2023.

The Chair advised that the Management Committee recommend the reappointment of French Duncan as the Associations Auditors for the financial year 2022/23. Approval of this recommendation was proposed by Alan Brown and seconded by Allan Stewart.

6. Election of Management Committee

The Chair advised that there are 10 existing committee members standing down in accordance with the Rules. They are: Charlie Lunn, Alan Brown, Rachel Cooper, Rosemary Gallagher, Maureen Flynn, Geraldine McLaughlin, Luis Paulino, Florence Dioka, Alan Shute and Osman Lamin Sidique.

9 of these existing committee have expressed their intentions to stand for re-election. We received 2 further nominations to join the management committee. The nominees are Mary Gibson and Natasha McVeigh.

As there are 11 candidates and 10 vacancies, an election is required. Ballot papers were issued to all Association members in accordance with the rules.

The Chair confirmed that we received 17 postal votes which were placed in the ballot box to be counted with the votes cast in person. Ballots were collected and counted by the Corporate Governance Officer, Gillian Spence with the Director, Fiona who checked the results. The results were passed to the Chair.

The Chair confirmed that the following members have been duly elected to the management committee:

Alan Brown
Alan Shute
Charlie Lunn
Florence Dioka
Geraldine McLaughlin
Mary Gibson
Maureen Flynn
Osman Lamin Sidique
Rachel Cooper
Rosemary Gallagher

7. A.O.C.B

The Chair asked if there was any other competent business. As there was none, the formal business of the AGM was concluded and the Chair thanked everyone for attending. He asked everyone to stay for the prize draw to take place and to join us for a small refreshment.

The winners of the prize draw were as follows;

1st Prize – Catriona Donald

2nd Prize – Chiedo Chigozie

3rd Prize – Alan Brown

Meeting closed 7pm

Minutes taken by Gillian Spence