



Minutes of the 51st Annual General Meeting held on Thursday 8 September 2022 at 6pm in Govan HOME Team, 246 Edmiston Drive, Glasgow.

PRESENT:

Mr G Maguire (Chair)



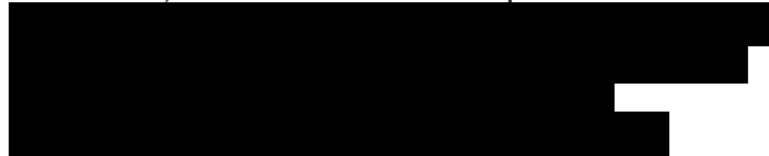
IN ATTENDANCE:

Ms F McTaggart, CEO

Ms C Quinn, Director of Corporate Services/DCEO & Company Secretary

Ms KA Wallace, Director of Customer Services

Mr R Dulin, Head of Finance & Corporate Services



The Chair welcomed everyone to the Association's 51st Annual General Meeting and then asked the Company Secretary to lay out the Proceedings at this AGM as per the Association's Rules.

The Company Secretary thanked the Chair and then proceeded to read out extracts from the Association Rules as follows:

Rule 21 states that the only competent business that can properly be considered and transacted at the AGM is:

- Presentation of the Chairperson's report on the Association's activities for the previous year;
- Presentation of the accounts, balance sheet and auditor's report;
- Election of Committee Members;
- Appointment of the External Auditor for the following year; and
- Any other general business that was included in the Association's notice calling this meeting.

The business to be considered and transacted at this AGM is not a matter in respect of which the Association has any discretion. Any consideration at an AGM of business which is not permitted in terms of Rule 21 would constitute a breach of the Rules of the Association.

Furthermore, the AGM is not a general forum at which any individual member of the Association may question the Committee or Executive of the Association in relation to matters of their choosing.

However should any member have a question that directly relates to business being considered at this AGM, the following must be noted:

- Rule 32 states that all speakers must direct their words to the Chairperson. All Members must remain quiet and orderly while this is happening.
- Rule 33 states that you will not be allowed to speak more than one time on any individual matter unless it is to explain something or ask for an explanation, until every other Member has had the chance to speak. You will then have the opportunity to speak a second time on the matter but only if the Chairperson agrees.
- Rule 34 states that the Chairperson will decide on how long each speaker is allowed to speak, allowing equal time to each speaker.

1.0 Adoption of Minutes of the 50th Annual General Meeting

The adoption of the Minutes of the 50th Annual General Meeting was proposed by [REDACTED] and seconded by [REDACTED] as a true reflection.

At this point, the Chair passed the meeting over to a recording from [REDACTED] of Azet's, the Association's External Auditors.

2.0 Presentation of the Annual Accounts for the year to 31 March 2022

[REDACTED] apologised for not being physically present at the meeting.

[REDACTED] informed Shareholders that copies of financial statements are included within the papers issued to them prior to the start of the meeting. [REDACTED] advised that [REDACTED] will highlight relevant points of note from the audit.

[REDACTED] advised that the accounts start with the Management Committee report which is a narrative at the beginning of the accounts. [REDACTED] stated that this report is drafted by Management and approved by Committee.

[REDACTED] stated that the report provides the opportunity to summarise

the results and activities for the Association for the past 12 months.

██████████ advised that as part of the audit, the content of the report is reviewed to ensure that the information provided is accurate and covers the key points required by the Scottish Housing Regulator (SHR).

██████████ stated that the Azets audit report follows the Management Committee report and the audit report is longer than previous years due to the new auditing standard.

██████████ advised that the audit report is a clean unqualified report and the accounts show a true and fair view of Govan Housing Association for the past 12 months. The accounts are also compliant with all auditing and accounting legislation.

██████████ advised that part of the responsibility of the External Auditor is to ensure that the Association remains a going concern for the next 12 months. ██████████ confirmed that following the audit including review of budgets, cash flow projections, management accounts and support from the bank, Azets is satisfied that there is no issue with the Association being a going concern for the next 12 months.

██████████ stated that in summary it was Azets first year as External Auditor and this can be difficult without good teamwork between Azets and Association staff. ██████████ went on to thank the Association staff for their assistance during the course of the audit.

██████████ informed Shareholders that if they had any questions they should advise the Director of Corporate Services/Deputy CEO who will pass it on to Azets to respond.

The Company Secretary advised that if any Shareholder had a question regarding the format of the audit, a representative from Azets was present at the meeting and would be able to answer any questions.

██████████ referred to the format and content of the accounts and asked what was the materiality of the Rathlin Street roof litigation and how was this communicated in to the accounts. The Chair replied that Rule 21 prevented any discussion other than that notified in the agenda and asked the Shareholder to put their question in writing to the Company Secretary who will provide a response.

3.0 Chairperson's Report

The Chair advised Members that he became Chair of the Management Committee in September 2021. He stated that he would like to take this opportunity to thank everyone involved in delivering the Association's services in the community. The Chair stated that once again the last financial year was a continuing time of unknowns in relation to

restrictions and he would like to take the opportunity to recognise the ongoing dedication of the Association's staff team who have been delivering the services during challenging times.

The Chair advised that over the year the Association has implemented significant changes to the way it works through a programme of evaluation and review of core business. There is now a greater focus on front line services to further benefit and support residents, and a determined effort to drive greater value for money and improved efficiencies.

The Chair noted that these transformations ensure the Association remains fit for purpose, enhancing its ability to invest in the continued maintenance of existing homes whilst focussing on high quality customer service.

The Chair stated that the Associations office is open to the public every weekday and staff are working 5 days per week from the office.

The Chair reflected that Govan Housing Association possesses a rich history and one of development and innovation. Founded in 1971, Govan Housing Association was the first community based housing provider, leading the way for social housing provision in Scotland.

The Chair stated that it is this innovation that the Association's business plan aims to continue and as such the business plan sits within the wider strategic framework of priorities and plans for housing and communities, both locally and nationally. The Association will continue to work collaboratively with key partners such as Central Govan Action Plan and Glasgow City Council to regenerate and improve the lives of residents and future residents in the Govan area.

The Chair remarked that the Association has ambitious plans for the future and appreciated that the Association's role in the Govan area has never been more important. Providing homes, building sustainable communities and helping people meet and exceed their aspirations continues to be the Association's driving force as we continue towards our mission of 'Moving Govan Forward'.

The Chair stated that availability and increased cost of labour and materials in the construction industry has also created challenges for social landlords, particularly against the backdrop of the pandemic, where backlogs of reactive and planned maintenance had built up. This also affected social landlords' ability to progress with their planned programmes for replacing components.

The Chair advised that the Association also understood that for our tenants the past year has been a frustrating time for those waiting on new windows or a new kitchen and bathroom. Where restrictions permitted, the Association continued with the programme and during the year 2020–

2021 managed to complete 159 kitchens, 165 bathrooms and fitted new timber double glazed windows in 222 properties.

Finally, the Chair concluded his speech by thanking all the Association's partners, tenants, residents groups, staff team and last but not least the Management Committee who had worked tirelessly over the past year to ensure that that the Association continually improved, grew the business and delivered on "Moving Govan Forward"

4.0 Annual Return of the Charter - Highlights 2021-22

The Chief Executive outlined the Association's performance in the year 1 April 2021 to 31 March 2022 by considering some of the main key indicators contained with the Annual Return on the Charter (ARC) 2021-22 including:-

- Repairs Performance
- Arrears
- Allocations

The CEO advised that the Association's annual report contains the background to the ARC return including full details of the Association's performance for the year ending 31 March 2022..

5.0 Election of Management Committee Members

The Company Secretary advised Shareholders that, under the Association's Rules, one third of the Committee, excluding co-optees, are required to stand down each year.

Those Members standing down are eligible for re-election without nomination and all have indicated their willingness to stand again as Members of the Management Committee.

The Company Secretary noted that there was also three shareholders who were co-opted on to the Management Committee during 2021. They have completed their nomination forms, confirming their willingness to stand and have been proposed to stand for election.

The Company Secretary stated that with 11 places vacant on the Management Committee all persons standing for election or re-election can be automatically appointed to the Committee.

The Chair referred to Rule 40.1 and advised that as the number of Members standing for election is less than the number of vacant places, the Chair declared them elected without a vote.

The Company Secretary confirmed that the number of Committee Members now stands at nine as follows:

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	

The Company Secretary noted that there are six places remaining, which are available for possible co-options. If any Shareholder wished to be considered for a co-option to the Management Committee, they should contact Corporate Services.

6.0 Appointment of Auditors

The Company Secretary referred to Rules 21.4 and 72.1 and confirmed that the Management Committee has recommended the reappointment of Azet's Accountants as the Association's external auditors.

7.0 Close of Meeting

The Chair concluded the meeting by thanking all the Association's staff, Management Committee and all those who had attended the Association's AGM.

Signed:

[REDACTED]

Date: 8th September 2022