

YORKHILL HOUSING ASSOCIATION LTD

Addresses have been omitted from these minutes to protect members' privacy.

Minutes of Annual General Meeting held on Thursday 18th September 2025 in The Overnewton Centre at 19:00

Present:

Y Alexis (Chair)	H Lowe
C Armstrong (Vice Chair)	A Manson
W Docherty (Secretary)	A Marshall
M Ralph (Treasurer)	G Mattu
D de Croy	W Reid
C Elphick	J Wilson
M Green	N Wilson
H Ingram	J Xu

Present by Proxy: None

In Attendance:

T Mallaghan	Chief Executive, YHA
G Kennedy	Deputy Chief Executive, YHA
G Watson	Finance Manager, YHA
J Stirling	Housing and Factoring Manager, YHA
K Davidson	Project Officer, YHA
M Muirhead	Property Services Officer, YHA
T Munro	Factoring Assistant, YHA
C Davidson	Governance Assistant (Mins), YHA
J Skeaping	Audit Manager, Azets

1. Welcome and Apologies

The Association's Chairperson, Yvonne Alexis, opened the meeting at 19:00 and welcomed all present. The following apologies were noted:

A Black	M MacKintosh
J Dunn	P Marsden
N Fitzgerald-McGahon	A McPherson
S Fitzgerald-McGahon	N McPherson
M Guy	J Skinner
B Hanley	C Watson
M Harris	P Zieleniec
B Hunter	

2. Minutes of AGM 19 September 2024

The minutes from last year's AGM, held on 19 September, were reviewed.

M Ralph proposed that the minutes be approved, and D de Croy seconded this.

The minutes were therefore approved.

3. Chairperson's Report

Firstly, the Chair began by recognising the work of all Association staff throughout the past year, and noted that there had been particularly strong focus and outcomes around resident satisfaction.

The Chair then discussed the Association's continued embracing of technology to improve service delivery and efficiency. In addition to the successful adoption of modern Housing Management software, a new website is very close to being completed. This new website will also feature a customer portal allowing residents to log in and manage or view certain aspects of their account. It was however noted that this was merely another avenue for customers to engage, and that in-person communication channels would of course remain available.

Another project highlighted was the B&C Listed window replacement programme along Argyle Street, which involved a large investment of resources and staff time. However, the improvements made by this project are clear and residents now enjoy greater warmth and noise reduction in their homes. Property Services staff also continue to look into green heating solutions for the Overnewton Court retirement complex and a new funding application had been made earlier that day – more updates will be given as they come.

A new residents' survey is planned during the current financial year, which alongside intentions to establish focus groups will give the Association a more rounded view of resident opinions. Meanwhile, residents will benefit from increased opportunities to participate and help inform policies and practices.

The Chair also noted that efforts to modernise and promote the Overnewton Centre are underway, with the goal of ultimately making it a viable and well-used community hub and an asset for the area.

Despite difficulties faced by housing associations across the entire sector due to funding cuts to other services, the Association makes extensive efforts to

take on a wider role through engaging in areas such as welfare advice, environmental management, bulk refuse collection and assisting with access to health and social services. In order to provide more homes for customers, the Association has continued to pursue Compulsory Purchase Orders for properties in the area, and the sector as a whole continues to pressure the Scottish Government for increased funding in light of the significant housing shortfall across the country. Despite these demands, the Association continues to perform well in terms of outcomes in the Annual Charter Return.

The Chair also noted that in the past year the Association has established an Estate Caretaking service which has been both successful and well received. The Caretakers undertake duties such as backcourt clearances, bulk uplifts and landscape maintenance. Meanwhile, the Welfare Rights service has also been a major success – last year tenants were able to access £344k in resources, while so far this year a further £171k has been gained.

The Chair again thanked staff and Committee members for their work over the past year, thanked attendees for their attention, and passed over to J Skeaping from Azets Audit Services, for presentation of the Association's annual accounts.

4. Auditor's Report and Presentation of 2024-2025 Annual Accounts

J Skeaping presented the Annual Accounts on behalf of Azets Audit Services for financial year ending 31 March 2025.

J Skeaping began by providing a high-level narrative of the Association's Statement of Comprehensive Income, which showed that turnover had increased by around £133k from the previous year. It was noted that the annual rent increase was a major factor in driving this increase. Meanwhile, J Skeaping was positive about the fact that operating expenditure had increased by only £5k and that a gain of £29k had been made in respect of the pension scheme (however, J Skeaping noted that this is an accounting figure – not a cash one). The Association has also continued to maintain and invest in its properties throughout the year.

Moving onto the Statement of Financial Position, the value of the Association's housing properties rose by £322k from the previous year while disposed components had a net total of £15k.

Overall, the Association reported a cash balance of £463k and net assets totalled a value of £2.87m.

Furthermore, she stated that it was appropriate for the Association to continue operating on a 'going concern' basis, which is the cleanest bill of financial

health attainable, and indicates that there is financial stability to continue meeting requirements and conducting its business into the foreseeable future. The audit highlighted that the Association's finances are in a healthy position and that there are no concerns regarding debts, fraud or illegalities.

J Skeaping wished to thank all the staff at YHA who had assisted with the audit process.

There were no further questions, and the Accounts for 2024-2025 were approved.

5. Re-appointment of Auditors

D de Croy initially proposed that Azets be re-appointed as the Association's Auditors for 2025-26. This was seconded by M Ralph, and the motion was therefore approved. Both the auditor and the Chairperson, on behalf of the Association, looked forward to working with one another again.

6. Election of Management Committee

T Mallaghan reminded members that as per the Association's rules, a third of elected Management Committee members were standing down. He also added that there were currently no casual vacancies on the Committee who would require to be elected.

M Green, N McPherson and M Ralph had retired from the Management Committee and were all seeking re-election.

Furthermore, B Hunter and J Xu – who had joined the Committee as a co-optee and casual vacancy respectively during the past year – also required to be formally elected.

Due to the retirements, there were therefore 9 vacancies on the Committee due to the Association's Rules stating that there can be a maximum of 15 members.

There had been no new nominations received for the Committee this year, and given that there were more vacant spaces than members seeking election, all 5 members seeking election were duly elected.

T Mallaghan did take the opportunity to encourage any members present who were not on the Committee to consider joining and invited them to contact the Governance team if they would like to discuss further.

7. Prize Draw Winners

The prize draw took place, and the winners were A Manson and N Wilson.

They each win a £30 voucher for the store of their choice.

This concluded the business of the 2025 Annual General Meeting and the meeting closed at 19:25.
