

BUIDHEANN TIGHEADAS LOCH AILLSE AGUS AN EILEIN
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LOCHALSH AND SKYE HOUSING ASSOCIATION

MINUTES of the 27th ANNUAL GENERAL MEETING held on
Monday 28th June 2010 at 7.00pm in the Cuillin Hills Hotel, Portree, Isle of Skye

PRESENT: Mr I MacLean (Chairperson), Mr D MacKenzie (Treasurer),
Mr I Mclvor, Mrs J Turkington, Mr G Gormal, Mr D
MacDonnell, Mr J Davidson, Mrs M Askew, Mrs M Malicki,
Mrs A Scholes, Mr D Brown, Mrs M Douglas, Mr D Johnston,
Mrs I MacLeod, Mr G Convery, Mrs M Taylor, Mrs M Palmer,
Mr C MacPhee, Mrs A MacSween, Mrs S Crowe, Miss I
Moore, Mrs Pat Walsh, Mrs L MacIntosh, Mr R MacKinnon.

IN ATTENDANCE: Mr L MacDonald (Chief Executive)

APOLOGIES: Mrs Y Barrett, Mr G Wight, Struan Community Council,
Ms Masson, Mrs Grant, Mr P James, Mrs P James,
Mrs P Simmister, Mrs M A Gillies, Mrs V Phipps,
Miss F Duguid, Mr C MacRae, Miss J MacPherson,
Mrs M Gillies

2. **MINUTES OF THE PREVIOUS ANNUAL GENERAL MEETING (8 June 2009)**

The Minutes had been circulated previously and were moved for adoption by Mrs J Turkington, seconded by Mrs A MacSween and approved unanimously.

3. **CHAIRPERSON'S REPORT**

The Chairperson gave the following report:

"I welcome you all to the 2009/2010 A.G.M. of Lochalsh and Skye Housing Association, our 27th year. The year we are reporting on runs from April to April although we have our A.G.M in June every year.

Although the national financial events of the last year are now impacting more on the workings of the Association, it gives me great pleasure to inform you that once again the Association has ended the year showing a surplus in finances and Lachie will report more about this in the Financial Report.

Our surpluses are used, of course, for the benefit of our tenants in all our schemes as properties and grounds can be upgraded and modernised.

This surplus was achieved by Lead Officers of the Association having tougher than usual negotiations with Scottish Government, The Highland Council, contractors and other stakeholders in the housing movement. Satisfactory agreements were reached so we were able to continue with our development programme, albeit on a smaller scale than we would have liked, to carry out that part of our statement which says ".....committed to the supply of energy efficient,

It has been a good year for the Association, despite the financial situation nationally, and given what we have achieved over the past year I think we are well placed to meet the challenges which no doubt are ahead.

I thank everyone associated with Lochalsh and Skye Housing Association and look forward to the future with great expectation."

4. CHIEF EXECUTIVE'S REPORT

The Chief Executive gave the following report:

"This was another extremely busy year for the Association but it's always pleasing to be busy when you're achieving the targets that you have set for yourself. We did achieve our targets in 2009/2010 and, in many cases, we exceeded our aims and objectives by a considerable margin as my report will explain.

As well as the 56 new houses we built for rent, we sold a further 6 houses on a shared equity basis and we provided 4 applicants with Rural Home Ownership Grants. At the year-end, we were supporting a total of 572 tenancies and this number will increase to 631 this year as new properties are completed at Plockton, Dornie, Armadale, Kyleakin and Portree. Under the energetic direction of Iain McIvor, our Development Services team are to be congratulated for their incredible success in delivering this programme in extremely challenging financial circumstances.

It is only fair to say that given the national concerns regarding public sector investment and spending, we don't expect to continue to receive this level of financial investment from the Scottish Government in future years but we will be doing everything we can to maximise the number of houses we can produce because, at 31 March 2010, there were still 626 applications looking for rented housing in Skye and Lochalsh.

All of this development activity has meant that our Housing Services team have also been kept busy and they had 92 houses to allocate during the year. Our target time to re-let a property is "less than ten days" but they managed to achieve an average of 6 days which, of course, minimises rental losses to the Association. This is all the more remarkable because our Housing Services Officer, Maureen Taylor, was on maternity leave for part of the year and Rachel MacRae was employed on a temporary basis to provide cover for her. Thanks to them both and to Moira Tait (now Gillies) our Housing Services Assistant for all their hard work throughout the year.

Our Housing Services staff are not only responsible for allocating properties but they also ensure that the Association and our tenants meet the obligations of the Tenancy Agreement. During the year, a number of neighbour disputes were dealt with by our staff working in conjunction with staff from the Highland Mediation Service who can assist in these matters. This approach has been extremely successful and the neighbour disputes have been dealt with without any need for legal action or the use of Anti-Social Behaviour Orders. It is always gratifying when these difficult situations can be dealt with amicably and by

Similarly, during the year, the Management Committee approved a new Energy Advice Service Business Plan and authorised staff to make funding applications to the Scottish Government and The Highland Council LEADER programme for the employment of 2 Energy Advice Officers. Since the end of the financial year, I am delighted to report that our funding applications have been successful and we have now recruited the 2 employees but, as above, I will wait until next year to report on this new service.

There are two other initiatives that we have been working on during the year which we fully hope will see the light of day in 2010/2011, including:-

A proposal to establish allotments and woodland at Home Farm, Portree, and
A proposal to help establish a Credit Union in Skye and Lochalsh

Further news on these initiatives next year.

The Association would not be able to achieve its objectives without the dedicated work of other members of staff who are often referred to as "backroom" staff but who, in reality, provide front-line services to our customers. Our Finance Services and Clerical staff together with our E-Business Development Officer are integral to the success of the Association and I have a great admiration for the professional and dedicated way that they carry out their duties at all times.

I want to conclude my report by expressing my thanks to all the individuals, organisations, consultants and other companies far too numerous to mention who have assisted the Association over the last year. A particular thank you has to go to both The Highland Council and the officers of the Scottish Government in Inverness who we rely on so much to support our activities.

And finally, the membership of the Association owe a huge debt of gratitude to our Chairperson and all our Management Committee members who regularly attend their monthly meetings and give so freely of their time and energy. Thank you to them all.

Finally, thank you for attending this evening and for receiving my Chief Executive's report.

5. Annual Report and Financial Statements for the Year Ending 31 March 2010

A copy of the Report and Financial Statements had been circulated and a full set was available on request.

The Chief Executive drew members' attention to:-

- The Report of the Management Committee
- Independent Auditor's Report to the Members of the Association

The Chief Executive reported that, in short, the Association's auditors were satisfied that our financial statements gave a true and fair view and they had not qualified their opinion in any way.

One nomination form had been received. Mr I MacLean nominated Mrs Sam Crowe who was automatically elected.

The Management Committee therefore remains the same as the previous year, with the addition of Mrs Sam Crowe as an elected member.

8. **AOCB**

➤ None.

The meeting closed at 7.30 p.m.

Chairperson *Sam MacLean*