

MINUTES of the 42nd ANNUAL GENERAL MEETING held on
Monday, 8 September 2025 at 2.00 pm at Morrison House and by Teams

PRESENT: Mr I Young (Chairperson), Mr D Clapham (Vice-Chairperson), Mr T Wallis, Mrs I MacLeod, Mr G Gormal, Mr S Proudfoot, Mr D Gillies, Mrs J Boulton, Mr C MacLean, Mr P Garner, Mr C Wynd, Mr R Nairn, Mrs A Sinclair, Ms L Richards, Mrs M Gillies, Mrs M Palmer.

Proxy forms: Ms L Kirkwood

IN ATTENDANCE: Ms Fanchea Kelly (Chief Executive Maternity Leave).
Mr Ben Thomas (Director of Finance and Investment)
Ms Trudi Tokarczyk (Governance and Compliance Manager)
Ms Jennifer MacInnes (Corporate Services Co-ordinator)

APOLOGIES: Mr R Muir, Mrs M Douglas, Mr I MacKenzie, Mr R MacDougall, Mrs J Turkington, Mr L MacDonald, Mr J Campbell, Mr J Ellis, Mrs A MacSween, Mrs J Masson, Ms M Drysdale, Mrs L Williams, Mrs S Fenlon, Crossroads Care, Mrs J Millington, Mr J Davidson, Mr R MacKinnon, Sconser Community Council, Miss F Duguid, Mr N MacLean, Citizen's Advice Bureau, Ms M Hannah, Ms L Kirkwood, Mr R Wilson, Mrs L MacIntosh, Mrs S MacLean.

2. MINUTES OF THE PREVIOUS ANNUAL GENERAL MEETING (9 September 2024)

The Minutes had been circulated previously and were moved for adoption by David Clapham, seconded by David Gillies and approved unanimously.

3. CHAIRPERSON'S REPORT

The Chairperson welcomed the members to the 42nd Annual General Meeting of the Association and gave the following report.

Welcome to all shareholders and thanks for attending today, the 42nd Annual General Meeting of Lochalsh and Skye Housing Association.

This is my second year as Chair of LSHA and I would like to thank the Board for the privilege of selecting me as Chair again.

I think I mentioned this last year, but just to stress it is important to note that as the Company shareholders we own the company. The Board sets the strategic direction and ensures good governance alongside the Chief Executive and staff deliver this alongside tenant objectives.

I am commenting here on 2024-2025 year although there will be some overlap to

the current year. I would probably categorize this as a transitional year. We were very sorry at the sad passing of long-term staff member, Robert Bruce. There have been several other staff changes over the last year. The key staff event has been the fact that we have had three Chief Executives over the year. Ally MacGregor who was our first interim, then Lowri Richards who we appointed as the new permanent Chief Executive followed by Fanchea Kelly who is currently providing maternity cover. I would like to thank all three for their involvement in our successful performance and also all the staff and Board who have coped with these changes admirably.

In terms of past issues with the Scottish Housing Regulator we made very good progress in resolving all these issues with only one outstanding at the end of 24-25 which should be resolved shortly. Thanks to staff and Board for their work and commitment on this.

Successes

This year's Development Programme has included building two new homes on Raasay for LSHA and three for the Raasay Development Trust and it is good to note that we introduced a local lettings plan/initiative (allocations).

We have completed the road and other infrastructure for the site at Dunvegan working in partnership with The Highland Council.

We were on site with a complex scheme in Glenelg which was finished just after year end.

Currently we have **838** properties and in March the Board agreed a Business Plan that will deliver 200 houses over the next 6 years which will take us over the 1000 property mark. The new projects will be in Portree, Dunvegan and Broadford as well as some of our smaller communities such as Linicro, Raasay and Elgol.

Thanks to Ben Thomas, the newly appointed Director of Finance and Investment and the finance team who have gained an Unqualified audit and confirmation that the Association is a successful 'Going Concern'. You will hear more from Ben later.

We have improved affordable warmth for 31 households with new heating and insulation. Our energy advice service continued to flourish and we can provide advice and assistance across all tenures due to successful partnership working.

Tenant satisfaction remains high and our housing remains of high quality and good value, and we are committed to ensuring we keep improving where we need to.

Challenges

We have faced challenges in securing proper funding for Handyperson service, which is so important in helping people remain at home, which is now resolved and we are thankful for all the work involved in getting to this stage, where we are funded by NHS for this service and by Highland Council on the Care and Repair Service.

As mentioned earlier we have been working with the Social Housing Regulator and have only one issue outstanding in our Engagement Plan.

A number of development sites such as Kiltaraglen are extra complex as anyone who has dealt with the funding and land environment including Crofting Commission will know.

Energy costs, inflation and national/world financial events continue to be a challenge and we are carefully managing impacts on our business plan and on ensuring affordable rents for our tenants.

We have been improving affordable warmth for tenants, with a reliance on Scottish Government net zero funds, and we will assess this further in the current year.

In Conclusion

It's been another challenging year for the staff, the Board and our tenants and everyone has managed extremely well in these circumstances.

Again, I would like to thank our tenants for their understanding of our pressures and always telling us what they think, either good or bad.

Lochalsh and Skye Housing Association is proud to be part of, and contribute to, our local community.

4. AUDITOR'S REPORT AND PRESENTATION OF 2024-2025 ACCOUNTS

The audit of the Annual Report and Financial Statements for LSHA for y/e 31st March 2025 was carried out by the external auditors, RSM UK Audit LLP.

The audit report was completely clean, with no recommendations or control issues raised and no adjustments to the accounts required.

RSM concluded that the Board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

The accounts were approved by the LSHA Board on 18th August 2025.

The overall result for the year shows a surplus of £187k, an improvement of £559k over the £372k deficit recorded for the previous year.

Rental income for the year was £4,555k, an increase of £413k (10%) over the previous year, as a result of rent increases and new homes.

Capital expenditure on housing properties was £3,796k in the year.

Net debt (being total borrowings less cash at bank) increased by £986k to end the year at £25,622k.

Total Reserves closed at £5,478k, an increase of £171k over the 31st March 2024 figure.

Members **noted** the report.

5. RE-APPOINTMENT OF AUDITORS

The Chairperson requested the re-appointment of RSM UK Audit LLP as auditors. This was proposed by George Gormal, seconded by David Gillies and with no objections their appointment for the year 2025-2026 was approved.

6. Election of the Board

In accordance with the Rules, three members of the Board were due to retire in rotation and these were:

Mrs Audrey Sinclair
Mr David Clapham
Mr Ian Young

Mrs Sinclair, Mr Clapham and Mr Young indicated that they were willing to continue as Board members and were automatically re-elected.

Mr Tim Wallis and Mr Callum Wynd were also nominated and elected to the Board.

7. A.O.C.B.

There being no other competent business, the meeting closed at 2.20 p.m

Chairperson

