



**HELENSBURGH AND LOMOND AGM MEETING**  
**Friday 22nd August 2008**  
**at 10.00 a.m.**  
**in**  
**Kirkmichael Centre Townhead Road Helensburgh**

Present

Bill McIntyre (BM)	A.D. MacFadyen (AM)
George Douglas (GD)	Martin Cairney (MC)
Sonja Aitken (SA)	Mary Dunlay (MD)
Kenneth Bendall (KB)	Alexandra Glazsher (AG)
James Burns (JB)	David Rae (DR)
Ann Trotter (AT)	Gayle Stead (GS)
Joan Roy (JR)	Christine Johnston (CJ)
	Cathy Bradbury (CB)
	Wendy Nicholson (WN)

1.	<p><b>Apologies:</b></p> <p>Thomas Buchanan            Anthony Davey            Lynda Freeman            Helen Huxter            David King            Mary MacIver            Danny McGourlay            Robina McIntyre            Alexander Paterson            Mary Paterson            Douglas Prophet            Patricia Robertson            Jane Lindsay            William Derries            Catherine Derries</p>	Action
2.	<p><b>Minutes of AGM Meeting 31.08.07 Agreed</b></p> <p>Proposed by George Douglas and Seconded by Sonja Aitken</p>	

3.	<b>Matters Arising - none</b>	
4.	<b>Correspondence:</b> none	
5.	<p><b>Chairpersons Report to Committee and Members:</b></p> <p>BM thanked members for taking the time to attend our 2<sup>nd</sup> AGM.  BM gave a presentation on the progress of A.C.H.A. during its first full year of business. Highlighting the follow issues:</p> <ul style="list-style-type: none"> <li>➤ The Area Team has made good progress in reducing outstanding arrears by the firm but fair application of the Associations Rent Arrears Policy.</li> <li>➤ Our Void Relet Time has been significantly reduced over this period and our target has been exceeded and the performance maintained.</li> <li>➤ The In House Repairs Team continues to perform well substantiated by the Tenant Satisfaction Survey Cards which are being returned.</li> <li>➤ Security was increased in Williamson Drive with cameras and door entry being installed. BM advised that this has in turn helped with the successful prosecutions of crimes committed in this area. This also allowed us to carry out and maintain close painting.</li> <li>➤ The Committee approved a new bin area for the residents of Drumfork Court which is presently waiting on the bins being delivered by Argyll and Bute Council.</li> <li>➤ The Area Team also gained Decree against a tenant convicted of drug dealing who has been subsequently evicted.</li> <li>➤ The projected figures from the Investment and Regeneration Team indicated a £5.5 million spend in the Helensburgh and Lomond area.</li> <li>➤ Slides were shown of how much a difference the kitchen and bathroom contract can make to a property.</li> </ul> <p>The Chair also thanked all those involved for their hard work.</p>	BM

6.

**Retiring and New Members:**

**Ballot papers had been issued to all tenant members prior to the meeting with the outcome as follows:**

<b>Ann Trotter</b>	<b>11 votes</b>
<b>Douglas Prophet</b>	<b>8 votes</b>
<b>Alexandra Glazsher</b>	<b>13 votes</b>
<b>Kenneth Bendall</b>	<b>9 votes</b>

**Voting Papers Counted by CB and WN**

**The new Helensburgh and Lomond Committee is as follows:**

**Bill McIntyre (T)**  
**Ann Trotter (T)**  
**Joan Roy (T)**  
**Mary Dunlay (T)**  
**Alexandra Glazsher (T)**  
**Kenneth Bendall (T)**  
**George Douglas (I)**  
**Sonia Aitken (I)**

**The Council nominated Councillor Kelly as their representative.**

7.

**A.O.C.B.**

**MC** had passed two questions to the Chair the first being:

**Q.** In the first two years of ACHA management 300 new build properties pledged have not yet been built. With our present economic climate has the pledge been downgraded?

**A:** DR advised that Linda Haig our Director of Investment and Regeneration would be best qualified to fully answer this question. DR established that MC would be attending the Board of Management Meeting at which Linda Haig will be in attendance. The Housing Association Grant for New Builds has been drastically reduced and this will have an impact on the potential of new builds in the area as well as acquiring

	<p>appropriate land. On a more positive note Contractors are on site in Whistlefield Garelochhead where a new build scheme is currently underway with a small proportion being owned by A.C.H.A.</p> <p><b>Q:</b> What percentage of the expenditure relating to the Investment Programme is being spent in Helensburgh &amp; Lomond.</p> <p><b>A:</b> This was covered during the Chairs Presentation and DR further advised that the Association is legally bound by the Scottish Housing Quality Standard to have all properties meeting this Standard by 2015. DR advised that on our figures at the moment we are well within target to meet this date.</p> <p><b>Q: AM</b> asked that after reading the article in the Helensburgh Advertiser regarding funding would this reduce the quality of work carried out by the Investment Team.</p> <p><b>A:</b> CJ advised that the money used for the Investment Programme had already been built into the Associations Business Plan and therefore will not affect the current Programme. However with the drastic reduction in the Housing Associations Grants it may affect what New Builds can be commissioned. CJ advised that this affects all Registered Landlords and that along with others A.C.H.A. will be actively campaigning to have the decision reconsidered.</p> <p><b>Q: JB</b> asked if every property would be receiving a survey to establish what work is required on an individual basis.</p> <p><b>A:</b> CJ advised that a full Stock Condition Survey is being carried out presently and this will include Energy Efficiency as well.</p> <p><b>KB</b> advised that he regularly sees staff members walking in the Kilcreggan area and they are always most helpful if he requires their time.</p>	
8.	<p><b>Date and Venue of Next AGM Meeting</b></p> <p>To be confirmed</p>	ALL