LOCHABER HOUSING ASSOCIATION LTD
MINUTES OF THE ANNUAL GENERAL MEETING
HELD ON THURSDAY 21st AUGUST 2025
AT CAOL COMMUNITY CENTRE, GLENKINGIE STREET, CAOL.

Members Present	Tina MacLugash, Di Alexander, Ken Johnstone, Rosemary Bridge, Andrew Carr, John Cooney, Jenni Hodgson, Cathy Osborn, Mary Philip, Moira MacVicar, and Nigel Patterson.

In Attendance	Margaret Moynihan, Maureen Cameron, Davina Melton, Isla Gray, Bethany Chisholm, Siobhan Toal, Kim MacIsaac, Jenny MacKay, Sean Doherty, Leigh Dunning, Janet Fraser, Christina Cameron, Martin Calam, Malcolm Hughes, Ewan MacDonald, Fraser MacKay, Scott Donald, Colin McCormick, Anthony MacMillan, Michael Foxely, Iain Pritchard, David Smith, Jan MacLugash, Phillip Morrice, and George Bruce.

Welcome and Introductions

Chair, Andrew Carr, welcomed members to the Association's 37th Annual General Meeting.

1 Apologies for Absence

The Customer Services Officer informed the meeting that apologies had been received from the following members:

David MacLaren, Ann Davis, May Tosh, Jean Sinclair, David Cottier, Sheena Coull and Anthony Meres,

2 Minutes of the Annual General Meeting held on 22nd August 2024

The Minutes of the Annual General Meeting of 22nd August 2024 were **approved** by John Cooney and Di Alexander.

3 Chairperson's Review 2024/25

Chairperson, Andrew Carr presented his review of the year, highlighting:

Lochaber Housing Association recognises the continuing need for affordable housing throughout the area, and we continue to work towards increasing and keeping our existing stock to a high standard.

- Unfortunately, there has been issues with phase 1 of the development at Kingsway, Mallaig, which stalled due to the contractor being unable to complete the works due to illness and time to obtain a new contractor to take over and complete the works. Hopefully, these specific challenges have been overcome, and work can recommence soon.

- The Association has collaborated with Communities Housing Trust as the development agents for years, following a period of change at CHT, it was necessary to retain this service which resulted in the appointment of MacDonald & Cameron. We thank CHT for the assistance they have provided to the Association over the years, and we look forward to our continued partnership in providing affordable homes across the area. We also look forward to working with MacDonald & Cameron, who have managed to hit the ground running with several projects.

- During this year, the Link Group completed eighty-two properties at Upper Achintore, this consisted of eight shared equity properties for sale, 19 Mid-Market rent properties and fifty-five rental properties these are to be managed by LHA along with factoring the whole development. The Association was also pleased that our partners in the Highland Housing Register along with LINK had approved a Local Lettings initiative as a pilot for this development, this allowed for 29%/16 properties, to be allocated to key workers in the area. This has been seen locally as a positive step. In addition, two bungalows are fully wheelchair accessible.

- In existing properties, we continue to introduce possible energy efficiency measures, including solar panels, heating systems and insulation. It is impossible to undertake these works on all properties, but we continue to seek funding and undertake these works where possible.

- The Association's repair service stays strong however there is always room for improvement. We value feedback and engagement from our tenants, and we encourage all tenants to feed back to us and to consider joining our tenant group, Your Voice.

- Our programme of cyclical maintenance is robust and ensures that the health and safety of tenants and their homes are a priority. The programme of major investment in housing stock continues, including carrying out major planned maintenance to ensure that properties are kept to a high level, meeting the current standards which are becoming ever more stringent.

- We continue to recruit Board members with the various skills needed to ensure the continued good governance of the Association. The Board continues to meet regularly with a mixture of online and in-person meetings.

- While the Association is in a strong financial position and is well placed to meet its lender covenants and withstand periods of adverse economic conditions, we must continue to ensure long-term economic strength through careful financial management.

- The Association keeps a register of risk, that have been identified as having the potential to prevent the Association from achieving its strategic objectives, and this register is carefully checked and reviewed regularly.

- We continue to self-assess our compliance with the Regulatory Standards of Governance and Financial Management. This enables the Board to provide an Annual Assurance Statement to the Scottish Housing Regulator. The Association continues to have a compliant status.

In closing the Chair acknowledged that this was their fifth and final AGM as Chair of the Association, as the role is limited to a 5-year term. The Chair thanked all the staff and board members who have helped over the term.

4 Auditor's Report 2024/25

David Smith the Association's accountant gave an overview of the accounts, explaining that a full set of accounts would be available on request and online.

The financial statements show total comprehensive income for the year of just over £497,000.

Turnover decreased in the year to just over £6.1 million.

Operating costs decreased to £5.1 million reflecting the sale of shared equity properties.

The Chair introduced Phillip Morrice of Alexander Sloan.

He confirmed the following:

a) It was the Board of Management's responsibility to ensure that proper accounts were prepared and that these accounts were provided to the members of the Association.
b) It was the job of auditors to review these accounts and give an opinion to the members on whether the financial statements gave a true and fair view.

He confirmed that the financial statements had been properly prepared in accordance with accepted accounting practice and they were a true and fair reflection.

Phillip Morrice concluded his report by thanking David Smith, and all the other staff at the Association for their assistance during the audit these thanks were reciprocated by David Smith who thanked the staff at Alexander Sloan.

The Audited Accounts were then unanimously **approved** by the meeting.

5 Appointment of Auditor

The Chief Executive advised that a procurement process through Public Contracts Scotland for our external audit services had concluded in June resulting in the Board approving a two year proposal from Alexander Sloan. It was proposed that Alexander Sloan be appointed to undertake the audit for the Association for the financial year 2025/26.

This was unanimously **agreed**.

6 Election of Board of Management

The Director of Customer Services introduced this item.

The current Board of Management comprises of nine members including one co-optee. The maximum number of Board members under our rules is fifteen. Under the rules three retire. These are – Di Alexander, May Tosh, and Andrew Carr.

All the retiring members have indicated that they wished to continue to serve, in addition, Mary Philip who was co-opted onto the Board during the year is required to stand down, Mary is a shareholder and has opted to become a full member of the Board. With no further nominations, there are, therefore, a total of four members of the Association standing for re-election.

All nominees are elected without the need for a vote.

The new board for 2025/26 will, therefore be comprised of nine members, who are as follows: Di Alexander, Rosemary Bridge, Andrew Carr, John Cooney, Moira MacVicar, Nigel Patterson, Mary Philip, Cathy Osborn, and May Tosh.

The Board will elect its chairperson and other office bearers at the Board of Management meeting in October.

Close of Meeting

Shortly after 5:30pm, the meeting was closed by the Chair, who thanked everyone for their attendance.