

**ROSEHILL HOUSING ASSOCIATION LIMITED**

**MINUTES OF ANNUAL GENERAL MEETING HELD ON TUESDAY 16<sup>th</sup>  
SEPTEMBER 2025 AT 7:00PM IN THE HALL, PEAT ROAD**

<b>Present (Top Table):</b>	Paula McCann Geri Mogan Liam Donnachie Jasneet Singh Arora	Chairperson Director Finance & IT Manager Auditor
<b>Minutes:</b>	Kelly McCallum	Customer Services Officer
<b>Members Present:</b>	39 members present in hall 23 valid proxies (Sederunt held on file)	

P McCann declared at 7:00pm that the meeting was quorate in accordance with rule 23.1 and could now proceed. She welcomed those present and introduced herself, Geri Mogan, Rosehill's Director, Liam Donnachie, Rosehill's Finance & IT Manager and Jasneet Singh Arora, Rosehill's external auditor.

**1. Apologies**

Apologies for absence were received from 6 members whose details are held on file.

A member also submitted apologies on behalf of Clare McLaughlin, Johnsburn Road.

The Chair declared that 23 valid proxies from members giving 7 other members their vote had been received. She advised that a vote is not anticipated for tonight.

**2. Minutes of previous meetings for approval:**

**2.1 Special General Meeting held on 17<sup>th</sup> September 2024**

The minutes were read through by the members present and were accepted as true and accurate on a motion by Mr Doyle, 84 Lunderston Drive and seconded by Mrs Stevenson, 12 Rosehill Crescent.

There were no matters arising.

**2.2 Annual General Meeting held on 17<sup>th</sup> September 2024**

The minutes were read through by the members present and were accepted as true and accurate on a motion by Ms Godfrey, 2 Elliston Crescent and seconded by Mr Devaney, 255 Househillwood Road.

There were no matters arising.

M  
i  
n  
u  
t  
e  
s

### 3. *Chair's Report*

The Chair advised the members present that this was her first year as Chair and part of her role is to provide a report on key matters including performance information. She advised that her report would be in 2 parts, with the first providing an account of the financial year ending 31<sup>st</sup> March 2025 and the second would be a more up-to-date position.

The Chair referred to the Annual Performance Report issued in October 2024. She advised that this was the 2<sup>nd</sup> year the report was issued in the form of a short information video with paper versions of the information being sent out to tenants who still prefer this option.

Some of the key results from the report were – the vast majority of our homes meet SHQS and we are doing better than the local average (based on neighbouring landlords) of 92.9% and the Scottish average (based on all social landlords) of 84.36%. The time taken to complete emergency repairs is better than the local average of 5 hours and the Scottish average of 3.96 hours. Our performance in completing non-emergency repairs is also good and is better than the local average of 9.7 days and the Scottish average of 8.95 days. We are pleased that 95.24% of our tenants were satisfied with the repairs and maintenance service. This compares favourably with the local average of 82% and the Scottish average of 87.31%. All anti-social complaints reported in the previous year were resolved, which compares favourably to the local average of 99.2% and the Scottish average of 94.29%. Another important result is that we completed all gas safety checks within the 12 month anniversary period as required by law.

Rosehill is aware there are things we need to improve on, such as completing repairs right first time, however it is worth noting that our result of 88.4% is still better than the local average of 84.1% and is on a par with the Scottish average of 88.41%. We also want to improve on how long it takes us to relet empty homes. At 31<sup>st</sup> March 2024 it was taking an average of 58.95 days to let empty homes. I am pleased to report this figure has improved as at 31<sup>st</sup> March 2025 and is 42.3 days. Our staff team continue to look at ways to improve this performance e.g. additional resources for void repairs. In terms of tenants' satisfaction with Rosehill's contribution to the management of the neighbourhood, this reduced when our last large scale tenant satisfaction was carried out in 2022. Staff continue to liaise with Glasgow City Council over service cuts and the impact this is having on the neighbourhood. We are just embarking on a pilot project with the Council and other neighbouring RSLs in the Nitshill area. The project will include involving local residents in estate walkabouts, identifying problematic areas and raising awareness of how to dispose of bulk items correctly and how to report issues with fly tipping. Our aim is to encourage residents to come together and form a group that will work with us to help to improve their neighbourhood. If this has a positive impact, we will then look for this to be rolled out to other neighbourhoods. We will publish updates on this pilot through our newsletters.

We are currently working on this year's Annual Performance Report which will provide information on our performance to 31<sup>st</sup> March of this year. The Report will be published by the end of October.

M  
i  
n  
u  
t  
e  
s

In our Autumn 2023 newsletter, we let you know that we were changing our financial year, effective from 1<sup>st</sup> April 2024. Our financial year used to be October to September but has changed to April to March. We explained that we were doing this in response to the main recommendation from a governance review we had commissioned. To facilitate this change, our financial year which began in October 2022, was extended by 6 months and ended on 31<sup>st</sup> March 2024. The change in financial year has had a knock on effect on when we hold our AGMs, so they are no longer held in March each year but September from now on.

Our Christmas events continue to prove popular with the over 60s Christmas party and Christmas Pantomime having a good turnout and being thoroughly enjoyed by those who attended last year. Our annual fun day held earlier this month was also a great success. We know the fun day is very popular and valued by those who attend. However, some of our main funding sources will no longer be available and therefore, we need to rethink what the fun day will look like going forward. We did some consultation at this year's event and are aiming to set up a working group of local people to help shape our future fun days.

We are about to embark on a research project with The Village Storytelling Centre on dementia. If you attended our recent Fun Day you may have seen there were some staff there from The Village Storytelling Centre who were chatting to people about their experiences of dementia. The project will run for 6 months until the end of March 2026. The research project will include community-led creative consultation activities. We will publish more information about the project shortly.

We recognise that we are still in challenging times and we continue to support our tenants through the ongoing cost of living crisis in a number of ways. This includes the provision of our own Welfare Benefits service through which tenants have received assistance in applying for various benefits including winter fuel payments, signposting tenants as to where they can get energy advice and other financial support and obtaining and distributing food parcels to those who need them. We continue to explore what funding streams are available to help support our tenants in these difficult times.

We continue to invest in and maintain our homes. Since April 2024 we have spent £1.42m on planned works replacing the radiators in 42 homes, windows in 104 homes and external doors in 95 homes along with replacing 100 pend doors. We also replaced 22 boilers, 16 kitchens and 10 bathrooms in our housing stock. We are also investing in the refurbishment of 5 vacant flats and have spent over £250,000 to date and hope to have these flats available for rent before the end of this year. We will receive up to 50% funding from Glasgow City Council in relation to the refurbishment costs of these flats.

Every year we carry out maintenance and safety checks on every gas boiler, maintain our open spaces and carry out external painterwork and gutter cleaning to a percentage of our stock along with carrying out electrical safety checks and other safety inspections. We spent nearly £273,000 delivering this.

M  
i  
n  
u  
t  
e  
s

The Chair invited Members to ask any questions about her report. The members present had no questions.

#### **4. *Presentation of the Annual Accounts for the year ended 31<sup>st</sup> March 2025***

The Chair passed to Liam Donnachie, Rosehill's Finance & IT Manager who explained that he would be presenting the accounts.

Liam referred to the abbreviated accounts issued in advance of the meeting which covers the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025. He referred in particular to the statement of comprehensive income and explained that Rosehill had made a surplus of £1,150,531 in the period, which is essential for future projects. Liam highlighted the main sources of income and areas of expenditure and how these compared with the previous year.

Liam then referred to the statement of financial position explaining that this reflected Rosehill's financial position as at 31<sup>st</sup> March 2025. He went on to highlight the various assets and liabilities held at that date.

Liam concluded that Rosehill's financial position is extremely strong.

There were no questions on the Annual Accounts from the members present.

#### **5. *Auditor's Report***

The Chair then passed to Jasneet Singh Arora from CT Audit, Rosehill's external auditor.

Jasneet referred to the audit of the financial statements and confirmed that these have been correctly prepared in accordance with UK Generally Accepted Accounting Practice and within the requirements of the Co-operative and Community Benefits Societies Act.

He confirmed that, in his opinion, the financial statements give a true and fair view of Rosehill's affairs as at 31<sup>st</sup> March 2025 and that Rosehill remains a going concern.

Jasneet went on to explain that in addition to the above he was also required to report on certain matters by exception, for example if any significant weaknesses in Rosehill's control systems had been identified during the course of the audit. He is also satisfied with the level of control Rosehill's Management Committee have in the financial affairs. He confirmed that he had nothing to report and was therefore able to give an unqualified audit report.

Jasneet thanked Liam Donnachie and all Rosehill's staff for their assistance during the audit.

There were no further questions for the Auditor from the members present.

M  
i  
n  
u  
t  
e  
s

## 6. ***Appointment of Auditor for 2025/26***

The Chair informed those present that a tender exercise was carried out this year for the external audit services where 6 companies were invited to submit a tender. Despite CT Audit being the only company to submit a tender, it was agreed that their costs were reasonable and as such the Management Committee is recommending that CT Audit Limited be re-appointed as auditor for the year 2025/26.

CT Audit Limited were formally appointed as auditors for the financial year 2025/26 on a motion by Mrs McDaniel, 273 Househillwood Road and seconded by Mrs Doyle, 12 Lunderston Drive.

The Chair confirmed that CT Audit Limited had been formally appointed as Auditor for the year 2025/2026.

## 7. ***Election of Management Committee Members***

The following committee members, Paula McCann, Nicki Finlayson and Sadie Bannerman are required to stand down from the Management Committee under rule 38 – longest serving.

It was also noted that Nicki Finlayson has served for a continuous period in excess of 9 years and cannot stand for re-election unless the committee agrees to permit her to stand again (Rule 36.6). The Scottish Housing Regulator also requires, in its regulatory standards that we ensure any committee member seeking re-election after 9 years continuous service demonstrates continued effectiveness. The Chair confirmed that the Management Committee has considered this in the case of Nicki Finlayson and is satisfied that she is still able to demonstrate her continued effectiveness in this regard and therefore the Management Committee resolved to permit her to stand for election again. This process ensures that committee members continue to demonstrate that they can properly fulfil their roles and act in the best interests of tenants and other service users.

It was confirmed that Paula McCann, Nicki Finlayson and Sadie Bannerman are eligible to stand for re-election without nomination.

The Chair advised that 2 valid nominations for election to the Management Committee were received from Zuzanna Bradley and Daniel Wilson.

As the number of vacant places on the Management Committee, is equal to the number of people standing for election, there is no need for a vote. The Chair declared that Sadie, Nicki and herself, who are tenants of Rosehill, are elected back onto the Management Committee and Zuzanna and Daniel, who are non tenants, are duly elected on to the Management Committee. She thanked all of them for standing for election as Rosehill cannot exist without a Management Committee.

## 8. ***Chair's closing remarks***

The Chair closed by thanking her fellow Committee Members for their hard work and support during the year. She also thanked Geri Mogan for her expertise and dedication to Rosehill and all the staff team for their hard

M  
i  
n  
u  
t  
e  
s

work and finally all members present for their continued support to Rosehill. She asked whether there were any questions relating to the business of tonight's meeting.

There were no questions.

The meeting was therefore closed at 7:30pm.

Gerri Mogan then proceeded with the raffle draw.

**Raffle**

1st Prize	Marie Godfrey, Elliston Crescent
2nd Prize	James Murphy, Peat Road
3rd Prize	Anna McDaniel, Househillwood Road
4 <sup>th</sup> Prize	Sharon Leonard, Lunderston Drive
5 <sup>th</sup> Prize	Ethel Doyle, Lunderston Drive

There were various other minor prizes.

**Bingo**

Single Line	Sammy Joe Duff, Glentyan Place
Double Line	Lynn Bagley, Johnsburn Drive
Full House	Lynn Bagley, Johnsburn Drive

I certify that this minute was approved as a true and accurate record of the meeting.

Signed: \_\_\_\_\_  
(Chair)

Date: \_\_\_\_\_

M  
i  
n  
u  
t  
e  
s