

Inspiring
people



Maryhill Housing's 2020 Annual General Meeting

16th September 2020



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Welcome



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Minutes of the 2019 AGM



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Chair's Report

Roger Popplewell

Chair of Maryhill Housing Board

Vision

Great homes in strong and thriving communities



Mission

Providing great housing and services for our customers; supporting strong, inclusive communities in north west Glasgow

Values

Think
customer first

Deliver on
our promises

Celebrate
diversity

Keep
improving

Long term objectives

Improving
customer
experience
and increasing
customer
satisfaction

Addressing
poverty and
enabling
customers to
make their
lives better

Providing better
homes and
developing
neighbourhoods
to feel proud of

COVID-19 impact

Office closures

Service
reductions

Relaunch so far
& in the future

Financial impact

Challenges

New build
programme

Universal
Credit

North
Maryhill
regeneration

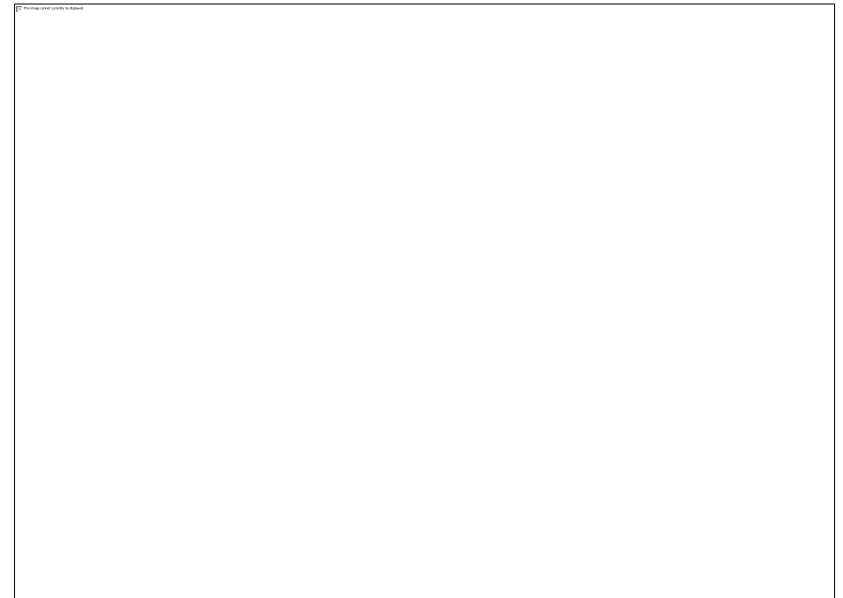
Recent
repairs
issues



The Association's Board



- Virtual meetings continue
- Code of Conduct investigation and internal review
- Resignations
- New Board Member recruitment



Achievements



Customer experience



Addressing poverty



Better homes



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Financial Report

Rebecca Wilson
Director of Resources

Financial Statements to 31 March 2020

The full version of the Financial Statements to 31 March 2020 is available on the Maryhill Housing website.

This summary includes:

Statement of Comprehensive Income

This shows all income due to and all costs incurred by Maryhill Housing for all of its activities for the year 1 April 2019 to 31 March 2020.

Statement of Financial Position

This provides a snapshot picture as at 31 March 2020 of the various assets and liabilities of the association at that point. Assets are the things of value which Maryhill Housing has, and the liabilities are things Maryhill Housing is due to pay for in the future. The value of the assets less liabilities gives the overall net worth of the organisation.

Statement of Comprehensive Income for the year ended 31 March 2020

	2020	2019
	£	£
Turnover (income from rents, factoring etc)	13,456,896	13,095,748
Operating expenditure (staff costs, repairs etc)	(11,802,352)	(12,556,572)
Operating Surplus/(Deficit)	1,654,544	539,176
Sale of Housing Stock (Right to buy sales)	-	(66,918)
Release of negative goodwill (non-cash accounting adjustment on stock transfer houses)	297,198	305,611
Interest Receivable	8,532	7,231
Interest Payable (on housing loans)	(881,292)	(770,197)
Other Finance Charges (non-cash adjustment on pensions debt)	(48,000)	(39,000)
Gain on sale of investment properties	1,000	-
(Surplus/(deficit) For The Year)	1,031,982	(24,097)
Actuarial gain/(loss) in pension liability (non-cash estimated change in long term pension debt)	1,661,000	(794,225)
Total Comprehensive Income	2,692,982	(818,322)

Statement of Financial Position as at 31 March 2020

	2020	2019
	£	£
Housing Properties (carrying value of all housing stock)	58,994,359	58,437,213
Other Fixed Assets (e.g. office, computers, vans)	1,421,945	1,528,989
Negative goodwill (reflects remaining balance of discount received on value of the stock transfer houses)	(10,098,229)	(10,395,427)
Debtors (money owed to Maryhill HA)	876,624	523,075
Cash & investments (money held by Maryhill HA)	<u>5,824,905</u>	<u>5,554,253</u>
TOTAL ASSETS	<u>57,019,604</u>	<u>55,648,104</u>
Creditors due within 1 year (things Maryhill HA is due to pay)	(3,719,906)	(3,255,008)
Creditors due after 1 year (long term housing loans and housing grants)	(22,791,123)	(22,954,505)
Long term pension liabilities	(310,000)	(1,933,000)
TOTAL LIABILITIES	<u>(26,821,029)</u>	<u>(28,142,513)</u>
NET ASSETS	<u>30,198,575</u>	<u>27,505,591</u>
TOTAL RESERVES	<u>30,198,575</u>	<u>27,505,591</u>

How each £1 of rent was spent

Staffing	29p
Investment in housing properties	20p
Reactive repairs	12p
Overheads & office costs	11p
Estate management costs	10p
Housing development loan repayments	9p
Empty property repair costs	4p
Property insurance	3p
Money lost due to unpaid rent or empty properties	2p
Total	£1.00

Donations

£2,454

Maryhill Fire Station Charity Bed Push	£100
Ruchill over 50s Community Day	£150
Local Winter Appeal	£300
Highpark Primary School trip	£100
Maryhill Junior Football Club	£150
World Age Finals Tokyo 2019	£150
The Trussell Trust	£52
St Mary's Primary School - gift cards for raffle	£50
The World's Big Sleep Out Trust	£50
Partick Thistle Charitable Trust's Christmas Day event	£140
Christmas jumper day - Save the Children	£62
St Cuthberts Primary School trip	£100
Highpark Story Sacks	£500
Back Onside	£275
Alzheimers Scotland	£275



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Auditors Report for year ending 31 March 2020

Andrew James
Scott Moncrieff Auditors



Approval of Annual Accounts



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Appointment of Auditors



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Appointment of Board members

Board members seeking re-election

- Roger Popplewell
- Paul Imrie

Casual vacancies seeking election

- Raphael Rickson
- Lindsay Forrest

New Board members

- Janaki LakshmiNarayanan
- Jenny Crowe
- Caitlyn Maccabe



Tenant Board recruitment





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Questions from the Membership

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Special General Meeting

16th September 2020



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Proposed Rule changes

Results of postal vote

In relation to the following Special Resolution that the Association adopts the rules in the form included in members' packs:



83% of votes cast were in favour of the new Rules





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Questions from the Membership



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Prize draw and minutes



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