

MINTUES OF THE ANNUAL GENERAL MEETING

Wednesday 18th September 2024, 17:30

Fifth Avenue Community Centre, Fifth Avenue, WV10 9TB

Present: A list of numbers in attendance is attached

1 Welcomes and apologies

- 1.1 Bill Heywood introduced himself and explained that he would be speaking in the absence of Karen Williams. Bill handed over to Ken Spilsbury.
- 1.2 Meeting chaired by Ken Spilsbury. Ken welcomed everyone to the meeting.
- 1.3 Apologies – Diane Lewis and Kelly Green.

2 Minutes of the AGM held on 13th September 2023

- 2.1 These were proposed by Patricia Bott and seconded by Angela Quilter as a true and correct record.
These were approved.

3 Matter Arising

- 3.1 There were none

4 End of year accounts (2023/2024)

- 4.1 BH introduced Martin Bradley from Jerroms GCN.
- 4.2 Martin introduced himself. Explained that Somer Audit carry out the audits for BHEMB, and Jerroms GCN are the accountants.
- 4.3 MB gave a brief overview of the figures for year 2023-24.
- 4.4 MB referred to the statement of financial position (balance sheet). This shows how strong the organisation was at the end of March 2024.
- 4.5 Fixed assets – the stairlift was the biggest expense.
- 4.6 Current assets – 3.1million over various accounts.
- 4.7 Debtors – CWC are our biggest debtors for the fencing programme. This is not a concern and is normal for this type of programme.
- 4.8 Creditors – at the end of March we owed CWC £300,000. This has been paid since.
- 4.9 Pension surplus – this is a snapshot of what would be owed if everyone retired at the same time.
- 4.10 Balance sheet – sits at £3million. This is not a concern. The EMB is in a good position.
- 4.11 Income and expenditure – Fifth Avenue CC now provides a small income.
- 4.12 We no longer receive management allowance from WHG.
- 4.13 Repairs and maintenance - £1.2million (fencing, voids increase, damp and mould).
- 4.14 General expenses increased by £50k.
- 4.15 Reduction of £50k to Fifth Avenue now that works have been completed.
- 4.16 Rental income is constant.
- 4.17 Earned £39k interest on bank account due to careful management.
- 4.18 Tax £9k to pay on interest.
- 4.19 Profit £126k.
- 4.20 Any questions regarding the accounts – there were none.

The accounts were approved.

5 Chairs report - BH spoke on behalf of KS

- 5.1 Household Support Fund – CWC passed £25k of funding to us which has been distributed to tenants in the form of food parcels, help with utility bills etc. this funding is due to end in March 2025.
- 5.2 Fifth Avenue Community Centre – this is now very busy. Sessions include the Rock School, cooking, mindfulness, funday Monday. They have brilliant volunteers.
- 5.3 Improvements in homes – spent on £1.8million on the fencing programme across the estate. The programme has now finished and has entered the maintenance phase.
- 5.4 Kitchen and bathroom programme – it has been 15 years since the Decent Homes programme. This programme is prioritising people who did not benefit from Decent Homes.
- 5.5 Gate programme – this is currently underway.
- 5.6 Surveys – completing these helps to give us ideas for future programmes.
- 5.7 External Insulation – this was carried out on properties that do not have cavities that could have cavity wall insulation.
- 5.8 Door canopies – some properties had works done to fix issues with canopies.
- 5.9 New build – the Magic Gardens site will have 8 new CWC bungalows built. Part of a local lettings plan so the bungalows will go to tenants already on the estate. The Dale House site will have 10 CWC bungalows built on site.
- 5.10 A thank you from KS to all board members and volunteers.
- 5.11 Shirley Lawrence-Putzgruber completed 25years service at BHEMB. A thank you for her dedication and hard work.
- 5.12 Karen Williams and Jenny Kaurrai completed 20years service to BHEMB this year also.
- 5.13 BH spoke of Ann James (not present), and the years of service to both the EMB and the Bushbury Hill estate as a whole. Ann has chosen to step down from the board after joining as a founder member. She was a fantastic board member. Formal recognition will be made to her for her dedication.
- 5.14 Details are included within the packs of ways to get involved with BHEMB.

6 Annual Resolution to Continue in Management

- 6.1 “This meeting wishes to elect board members of Bushbury Hill Estate Management Board to continue to provide the Housing Management Service to the estate on behalf of the City of Wolverhampton Council”

	Members in attendance	Proxy Votes
Number of votes in favour	24	18
Number of votes against	0	1
Number of abstentions	1	0

The resolution was passed

7 Appointment of Auditors

- 7.1 It is an annual requirement to appoint auditors, our current auditors are Jerroms GCN Accountants and Business Advisors, and it was proposed to reappoint them for another year.

	Members in attendance	Proxy Votes
Number of votes in favour	18	18
Number of votes against	0	1
Number of abstentions	7	0

This was agreed.

8 Election of Board Members

8.1 Ken Spilsbury, Shane Day and Ann James stood down from the Board.

Ken Spilsbury and Shane Day had agreed to re-stand for election.

Kylie Potts and Kevin Rafferty were standing for election for their first term of office.

Ken Spilsbury - Ray Hurd proposed, Derek Newton seconded

Shane Day - Ray Hurd proposed, Derek Newton seconded

Kylie Potts - Ray Hurd proposed, Derek Newton seconded

Kenin Rafferty - Ray Hurd proposed, Derek Newton seconded

8.2 All Board members were duly elected a vote as there was vacancies on the board for all the members who stood for election.

9 KS thanked everyone for attending.

The meeting closed at 18:20