

BLAKENEY NEIGHBOURHOOD HOUSING SOCIETY LTD

Minutes of the Annual General Meeting held at 7.00 pm on Wednesday 22nd May 2019

At the Methodist Church, High Street, Blakeney

Present:

John Seymour (Chairman)	Elizabeth Brett	Peter Saunders	Gaye Withers
Richard Cole (Treasurer)	Richard Kelham	Deborah Reed	Maureen Lait
Linda Cripps (Housing Officer)	Dawn Slegg	Trevor Preston	Mary McLean
Madeleine Collett (Secretary)	Lal Wright	Phyllis Reynolds	Sheila Rudgley
	John Wright	Tricia Temple-Crowe	Duncan Groom

1. Apologies for Absence

Steven Hall	Eddie Ray	David Grove	Glenn Aikens
Lauren Price	Judy Pegden	Diana Cooke	Rev. Richard Lawry
Naomi Weston	Lilian Timms	Father W.A.J. Wells	
Judith Paxton	Penny Docherty	Shirley Brett	
Vic Weston	Patricia Tilley	Kevin Aikens	

2. Minutes of the Annual General Meeting held on 23rd May 2018

The Minutes had been distributed with the AGM papers and were approved and signed as correct by the Chairman, proposed by Duncan Groom and seconded by John Wright.

3. Matters Arising

None

4. Chairman's Report

The Chairman's Report had been distributed with the AGM papers. John Seymour asked if there were any questions. Trevor Preston wanted to discuss two employees of the newly appointed contractor, Big Sky Construction, as having been previously employed by Pikes who were no longer contracted to work for the BNHS. He said he had not rated these people highly when they were with Pikes and suggested that the Society must keep an eye on how they perform now. The Chairman said the Committee shared these concerns and that Karl (of Big Sky) has assured him that the two men concerned, Sean and Denzel, had exhibited a complete change of attitude since coming to work for him at Big Sky. Tricia Temple-Crowe said that they were at present working at her property and she could not fault either their work or their attitude. Sheila Rudgley agreed and offered her opinion that the men are far more approachable and interested since Big Sky had taken over from Pikes.

The Chairman commented that the outstanding workload left by Pikes had already been reduced a considerable and impressive amount by Big Sky. Pikes had allowed the list of outstanding work to

become longer and longer and Big Sky had reduced this by half. There was still work to be done and he recognised that Trevor Preston's property had a problem with damp.

The Chairman invited the meeting to advise him if there are any further issues to do with maintenance and repairs and that he was assured that Karl will address them as fast as he can. Duncan Groom says that the roof on 106 – 110 High Street had been done but the damp that needed to be tackled had not yet been. He asked if the attention his coalhouse needed had been overlooked; John Seymour replied that all over the village there were sheds in parlous states. While important, they could not be prioritised over living spaces. The Society had reached the stage when they had not wanted Pikes to do the work in any case as they had lost confidence in the company. 80 High Street, which had been the main priority recently was nearing completion. Duncan's property was next on the list after that.

Sheila Reynolds asked a question about an umbrella fixing for her chimney to eliminate draughts and whether it was still policy that each property should have two sources of heating. John Seymour confirmed this but asked Sheila if she had requested the umbrella fitting. She said she had not; she had merely complained of draughts. John said he would ask Karl to visit her and work something out.

Gaye Withers then addressed the Chairman saying that Karl had promised to sort out a long list of jobs on her property. John Seymour replied that there was no mention of these items on the list for Big Sky to carry out. He asked if Gaye had perhaps mentioned these to Pikes last year and she replied that Karl had taken photographs. John said he would undertake to mention Gaye's property to Karl to decide what might need to be done. There followed some discussion about the container belonging to Pikes, which was standing near to the property. John said that this item was due to be removed by Pikes.

The Chairman then asked if there were any other questions and Duncan Groom asked if there was now a single telephone number to ring for maintenance requests. The Chairman said this had been provided.

5. Treasurer's Report

The Treasurer's report had also been distributed with the AGM papers and Richard Cole now welcomed any questions arising. He explained that the Society this year had triggered the need for an audit due to increased income, which had come about through generous legacies left to the BNHS. He confirmed that the Society was therefore in a good financial position at 2018 year's end and could now look to accelerate overdue repairs and building work. We have the funds to spend on these as we are in a better financial position than we have been in some years. This might also lead to the BNHS having the funds required to become involved in future housing projects.

The only other item the Treasurer wished to bring to the attention of the meeting was that administration costs have necessarily been increased due to auditors' fees. He presented copies of the Annual Report and Financial Statements for the year ended 31st December 2018 and invited participants in the meeting to take a copy for themselves.

The Chairman advised the meeting that the Society has in the past provided the contractors with monthly 'in advance' payment but Big Sky has advised that these payments might cease.

The Chairman then informed the meeting that some members of the Committee had had a meeting with Broadland Housing Association about two potential projects in the pipeline – one in Blakeney and one in Wiveton. These projects had not yet progressed to the stage of going public but we had had some interesting discussions about the BNHS letting policy in particular the criteria regarding being born in Blakeney or in one of the neighbouring villages. Our policy is very restrictive but we were pleased to learn that the Broadland Housing Association and the North Norfolk District Council accepted a version which they could work with; if they had not, then we would have to move away from development plans with them. There was general approval from the meeting to this announcement.

6. Adoption of Financial Statements

The Chairman asked the meeting if these may be adopted and Lal Wright proposed that they should and Linda Cripps seconded.

7. Appointment of Accountants

The Chairman then asked the meeting if they remained satisfied with Larking Gowen as the Society's Accountants and would recommend their re-appointment. He asked if there was any dissent from this and the meeting said No.

8. Election of Committee of Management

In accordance with Rule 36(a) those committee members who have served the longest since being elected shall retire at each AGM. These are Richard Kelham, John Seymour and Dawn Slegg. The Chairman asked if these committee members were willing to be re-elected and, as all three – including himself - said they were, he then asked the meeting if there were any objections. There were none and the retiring members were eligible for re-election without nomination.

The Chairman then proposed co-opting Elizabeth Brett onto the Committee and Linda Cripps seconded this. He asked Madeleine Collett if there had been any other nominations and was advised that there had not been.

The Chairman then announced to the meeting that he was sad to advise them that Anne Maw could not continue as a committee member due to illness. Lal Wright said from the floor that Anne's family had expressed their gratitude for the gift of the Made in Cley vase inscribed to Anne in recognition of her many years of valued service to the Society. Lal added that sadly Anne is now in very poor health. Duncan Groom asked the Chairman who was taking over Anne's duties with regard to rental collection and was advised that this would be Liz Brett, the newly co-opted member of the Committee.

9. Any Other Business

The Chairman then addressed the meeting to ask if there was any other business and Madeleine Collett said she would like to offer her thanks to Lal Wright, her predecessor as Secretary, for all the help and support she had given to her throughout her first year in office and in particular in preparation for this AGM.

The Meeting was thereby closed at 7.30 pm