

WGHC's Committee of Management are our Board of Directors

As at 31st March 2021, there were 10 fully elected Committee Members

- Wendy Riordan (Chairperson)**
- Lorna Brown (Vice Chair)**
- Marilyn Dickson (Treasurer)**
- George Thomson**
- Elizabeth Robertson**
- Joe Moir**
- Jon Douglas**
- Donna Anderson**
- Colin Fraser**
- Amanda Aitchison**

All 10 Committee Members are volunteers who give up their own time to give back to the Community. Without their invaluable contribution, there would be no Co-op.

We are looking for new Committee Members. To find out how to join read below.



GET INVOLVED!

We are looking for new Committee Members. Are you interested?

Our board of directors is called the "Committee of Management". Unlike most social landlords all our committee members are tenants. We need an active committee to remain independent and viable. Without it local control would be lost.

There are usually 10 meetings per year, at 7pm on the third Wednesday of the month (except January and July).

To stand for election you have to be a member of the Co-operative. With joint members, only

the first named member is eligible. There are a few things which can make people ineligible such as bankruptcy, debt or unspent convictions.

You need to get another member to nominate you. A nomination form has been sent out with this report. If you want to have a chat about it please contact Larke Adger on 0131 551 5035. As well as being CEO, Larke is also the Company Secretary. Please note, that whilst it is very rare, if there are more candidates than spaces there will be an election at the AGM.



Fill out Form
Completed Nomination forms must be returned to WGHC by Monday 30th August 2021.

West Granton Housing Co-operative Limited is a fully mutual co-operative housing association registered as a social landlord with the Scottish Housing Regulator (HAC 225); and is a registered society under the Co-operative and Community Benefit Societies Act 2014 (2357 RS).



West Granton

Housing Co-op

sustaining and championing the co-operative way

ANNUAL REPORT 2020-21

WGHC is a community based landlord



WGHC has a stock of 372 properties.

WGHC is a tenant governed social landlord

YOUR CO-OP NEEDS YOU!

All members are asked to attend. It's only 1 hour out of your year Please support your Co-op

**Monday 6th September 2021
Prentice Centre**

⇒ **Special General Meeting**
SGM
6.30pm

(to adopt the new constitution)

⇒ **Annual General Meeting**
AGM
6.50pm

Raffle Prize Draw
£250
£100
£50



This year, WGHC is required to adopt the revised 2020 Scottish Federation of Housing Association's rules as its new constitution.

We need enough Members to attend the SGM for the new rules to be adopted. As a member **only you** can make this happen.



The Chairperson's Report 2021



"In my first year as Chairperson, it is a privilege to report to you our performance over the past 12 months."

Wendy Riordan
Chairperson

The Committee of Management have always put tenants first when it comes to their decision making. Over the past year more than ever, they have been mindful of the importance of health and safety for tenants' homes.

Throughout lockdown WGHC continued to carry out gas safety checks, electrical checks and emergency repairs. Whilst the office remained closed to the public, Committee ensured continuity of all essential services and office rotas ensured there were always staff members on site during working hours, whilst other staff worked from home. Social distancing measures were in place and appropriate PPE was provided.

The law did not allow a physical AGM to take place in September, so our first ever virtual AGM was held and we successfully achieved quorum. Whilst restrictions on virtual AGMs meant the meeting was shorter than usual, it did ensure that the Co-op continued to meet all of its legal, statutory and regulatory obligations.

Committee held 11 Virtual meetings during the lockdown periods as this was the viable way to continue committee business.

Despite all of the many challenges we all faced during 2020-21, WGHC continued to perform well and in my first year as Chairperson, it is a privilege to report to you, our performance, over the past 12 months.

I am pleased to report that our organisation remains financially stable. WGHC made a surplus, after taxation of £233,595 (compared with £199,848 the previous year) and as at 31st March 2021 the cash in the bank was £1,821,346 which demonstrates there are plenty of cash reserves. As a not for profit organisation, we must reinvest our surplus back into the Co-op. Our external Auditors, Chiene & Tait,

identified no areas of financial concern.

During the period 2020-21 we experienced a turnover of 22 properties. Broken down there were 17 re-lets, 2 mutual exchanges, 2 assignments and 1 succession of tenancy. All 17 tenants were surveyed and reported being 100% satisfied with the condition of their new home.

In the year, we carried out 145 emergency (essential) repairs in accordance with Government restrictions (because of COVID). Our average response time was 2.4 hours. We carried out 1 medical adaptation in the period.

In November 2020, WGHC submitted its Annual Assurance Statement to the Scottish Housing Regulator (SHR) confirming the organisation complies with their Regulatory Framework.

Our CEO remains the Chair of ARCHIE (Alliance of Registered Housing Co-operatives and Housing Associations in Edinburgh) for a second year. ARCHIE collaboratively applied and received funds from the Scottish Government's Community Recovery Fund which meant WGHC were able to offer each household a £30 fuel poverty payment, purchase items to offer 50 energy –saving "goody bags" and purchase 25 Chromebooks to give away to tenants to promote digital inclusion during lockdown. We also share a Debt and a Welfare Rights advisor with 2 other ARCHIE partners.

As restrictions continue to ease, the challenges and uncertainties of living and working through a pandemic remain. I would like to assure you (our members/tenants) that you remain our priority. Thank you for continuing to support your Co-op.

I also would like to thank our hard working staff for maintaining WGHC's levels of performance during this challenging time; their ongoing commitment and service to the Co-op is both recognised and greatly appreciated.

Finally, to each of my colleagues on the Committee of Management, I would like to thank them for their incredible resilience and dedication over the past year. It is never forgotten they are all volunteers who offer up their time without complaint to ensure the Co-op continues to operate as an independent landlord. Their sense of community and commitment makes it both a pleasure and honour to serve alongside them.

FINANCE

Headline Results

Our financial statements for the year April 2020 to March 2021 were audited by Chiene & Tait Chartered Accountants. The Auditors did not identify any problems. They will report on the audit at the AGM.

The financial statements can be found on our website www.westgrantonhousing.coop or you can request a copy from our office.

Following a successful tenant consultation, rents increased by 0.7% in April 2021. The Operating Surplus was £233,595 after taxation. Cash balances as at 31st March 2021 were strong at £1,821,346. The Statement of Financial Position remains strong with net assets having increased by £201,066 over the year. Net assets are the

value of total assets less liabilities. These have increased as a result of the investment in housing properties, offset by the movements in debtors and creditors.

As a percentage of the rent due the gross arrears were 1.29% (2020, 1.36%). WGHC continues to have very low rent arrears compared to most other social landlords for whom the last published gross arrears figures was 4.4% of annual income. Bad Debts written off in the year were £11 compared to £2,421 the previous year.

Revenue increased by 0.85% compared with last year. Interest cover remains strong at 340% as at 31st March 2021.

Charitable donations of £4,148 were made in the year (£4,980 in 2020).

Overall, the financial position of the Co-op remains strong.

Our Performance

The Annual Landlord Report on the Charter giving full details of our performance over 2020-21 will be sent out to all tenants by the end October this year.

For the purposes of this report some of the key performance results are summarised here:

- * **97% of anti-social behaviour cases were resolved within the agreed timescales of 20 working days.**
- * **100% of tenants said they were satisfied that WGHC kept them informed about their services and decisions.**
- * **We carried out 145 emergency repairs in the year and it took us, on average, 2.4 hours to complete the repair.**
- * **We were unable to carry out 2 annual gas safety checks within the year due to tenants isolating with Covid. These were subsequently completed.**



How did we do?

- * **We received 24 complaints in the year and upheld 19 of them.**
- * **We had 0 tenancy abandonment and 0 evictions.**
- * **We relet 17 properties and it took us an average of 35.5 days to relet a property (during lockdown).**
- * **100% of tenants said they felt satisfied the rent for their home represents good value for money.**
- * **97.2% of reactive repairs were carried out first time in the year.**
- * **100% of tenants who had a repair carried out in the year, said they were satisfied with the Repairs & Maintenance Service**
- * **We carried out 1 medical adaptation and it took 47 days to complete (again this was during lockdown).**