

**COMPANY NUMBER 04168336**

**SELWOOD HOUSING SOCIETY LIMITED**

**5.30pm Wednesday 2 October 2024**

**Draft minutes**

**Members present:**

**Independent**

Sheila Lewis (SL)  
Marie Li Mow Ching (MLMC)  
Philip Whitehead (PWh)  
Chris Butters (CB)  
Richard Britton (RBn)  
David Oakensen (DO)

**Tenant**

Stella Shepherd (SS)  
Richard Yates (RY)  
Hannah Jones (HJ)  
Barbara Hakes (BHa)

**Member apologies:** M Walker (T), T Mitchell (T)

**In attendance:**

Mark Mayler (MM)	Barry Hughes (BH)
Ria Bristow (RB)	Paul Walsh (PW)
Lucinda Wayman (LW)	

SL welcomed the attendees and members and started the meeting by outlining the purpose of the AGM and its alignment with statutory governance requirements, of which Selwood holds a G1 rating from its assessment by the Regulator.

**Apologies:** no apologies received.

DO interjected by saying that an acquaintance of his was not attending the AGM because he was unaware that the meeting was in person. It was pointed out that the AGM notice clearly states that the meeting is available on Teams as well as in person.

The chair took the opportunity to challenge DO's behaviour which she felt was disruptive and not in the interests of the organisation.

## **1. Presentation by CEO – Barry Hughes, group CEO**

BH presented an overview of the last year which included the external factors that have presented challenges, TSM figures (customer satisfaction) were at 84%, 171 new homes have been built with 661 people having been housed. The business is continuing to grow. He made reference to the investment in our existing homes and our work in the community. In terms of projects, he outlined the benefits of the materials supplier project, new IT system for damp and mould, moving our system to a digital one (Dynamics) and moving to the cloud. He concluded by saying that Selwood had had a very good year with fantastic satisfaction measures.

There were no questions.

## **2. Presentation by group finance director – Mark Mayler, group finance director**

MM gave an overview of the financial statements which had been audited with no recommendations by Beevers and Struthers. Headlines included the surplus and turnover figures, shared ownership sales, disposal targets in line with our strategy, maintenance on the properties and notably the challenges with rising interest rates. Pension performance was also covered, and he outlined the funding plans for the near future. He concluded by saying it had been a very good year all in all.

DO interjected and felt that SL was not following the agenda pattern and that it was different to the agenda in the AGM notice papers.

## **3. To accept the minutes of the Annual General Meeting of the Company held on Thursday 4<sup>th</sup> October 2023.**

David Oakensen is an independent not a tenant member. The 2023 minutes have been changed to reflect this. The votes were counted correctly but DO was placed under tenants incorrectly. This has been changed.

The minutes of the last meeting were proposed by SS and seconded by CB.

The minutes were passed with votes: 6 independent members in favour, 6 tenant members in favour

## **4. To receive and adopt the Annual Report and Financial Statements for the year ended 31 March 2024.**

DO questioned the audit fee and asked how it is so reasonable. MM replied by saying that we had 4-year contract with them, but their fees have increased upon renewal. DO asked how much it has gone up by. PWh replied that it was commercially confidential and not appropriate to reveal. DO asked again and was advised that it would be available in the published accounts in 2025. SS added that the board members were not being unhelpful and difficult. DO then questioned pension contributions of the staff in the LGPS and asked why the chief executive's pension contribution was different, BH confirmed that he had left the scheme and receives an equivalent amount instead.

The receiving and adopting of the annual report and accounts was proposed by PWh and seconded by MLMC. Everybody voted in favour.

Votes: 6 independent members in favour, 6 tenant members in favour.

**5. To appoint Beever & Struthers as auditors to the Company until the conclusion of the next Annual General Meeting and to authorise the group finance director to agree their remuneration.**

The appointment of external auditors was proposed by SS and seconded by CB. Everybody voted in favour.

Votes: 6 Independent members in favour, 6 tenant members in favour.

**6. To note the resignation of Nicola Setchell as board member on 31 May 2024.**

It was **NOTED** that Nicola Setchell resigned from the board.

DO raised that he recalled Nicola Setchell being voted in as a board member at the 2023 AGM but noted that her appointment had only lasted six months and questioned this. SL confirmed and had to reiterate twice that her circumstances changed, and she was unable to continue with her commitment to the board.

**7. Any other business**

None

**The meeting closed at 6.00pm**