

ROCHDALE BOROUGHWIDE HOUSING
ANNUAL MEMBERS MEETING
MINUTES OF THE MEETING 30 SEPTEMBER 2025



PRESENT (contributions to formal agenda): A Newton, Chief Executive, S Mellor, Executive Director of Finance and Development, K Brady, Chair of the Board, A Johnson, Representative Body Chair, M Roe, Secretary

The Secretary convened the meeting at 6.06pm

Ref	Item/Discussion
Sep-0	M Roe, Secretary welcomed everyone to the meeting and confirmed that the meeting was quorate. M Roe provided an overview of general housekeeping rules to ensure that the meeting ran smoothly.
Sep-1	Item 1 - Welcome and Introductions
Sep-1.1	K Brady welcomed everyone to the meeting and introduced Amanda Newton, Chief Executive, Andrew Johnson, Representative Body Chair and Simon Mellor, Executive Director of Finance and Development.
Sep-1.2	K Brady outlined the business for which the meeting has been called: • To approve the minutes of the Annual Member's Meeting held September 2024; • To note to receive the Annual Report from the Representative Body on its activities and the Membership Strategy; • To announce the results of the elections to the Representative Body; • To receive the Board of Directors the Annual Report and Accounts; and • To transact any other general business of the Society.
Sep-1.3	K Brady advised that online votes had been recorded and would be combined with the meeting votes which would be taken as a Poll for each resolution. He advised attendees not to vote if they had already voted and Non-Members who were in attendance were also not entitled to vote.
	<u>Reflections on the year</u>
Sep-1.4	A Newton provided some reflections on the year including: • An exceptional year underpinned by a return to regulatory compliance. • New Corporate Strategy – setting a renewed ambition for the coming three years. • Rebuilding our culture and reputation and focusing on embedding the customer at the heart of everything we do. • Driving deep structural change framed around our core purpose. • Investing in our homes and setting the strategic direction for future regeneration and development. • Bringing the voices of our customers into the business to shape what we do. • Embracing our mutuality and making it meaningful for our Members.
Sep-2	Item 2 – Resolution 1 – Minutes from the September 2024 Annual Members Meeting
Sep-2.1	Members were requested to approve the minutes from the meeting held on 23 rd September 2024 which were available as part of the notification for the AMM. Resolution: The Secretary confirmed that the minutes from the September 2024 AMM were approved as a true and accurate record.

Sep-3	Item 3 – Resolution 2 – Annual Report from the Representative Body on its activities and the Membership Strategy
Sep-3.1	A Johnson, Representative Body Chair highlighted that over the past 12 months, Claire Dalton, an external consultant, has served as Acting Chair of the Representative Body. Her contribution has been outstanding – she helped strengthen our scrutiny processes and develop our membership. Claire has been instrumental in kickstarting progress and moving us forward. Midway through the year, I stepped into the role of Chair, with Rob Dyson becoming Deputy Chair.
Sep-3.2	Our scrutiny work has involved three key exercises: anti-social behaviour, complaints, and lettings and allocations. Scrutiny is a powerful tool for ensuring our voices are heard. During quality assurance, we asked challenging questions grounded in cooperative values and our commitment to service. The scrutiny process acts as a critical friend and helps to identify areas for improvement with the ultimate goal of delivering better services for our customers.
Sep-3.3	The Representative Body continues to play a vital role in helping RBH communities thrive. We are focused on eliminating damp and mould, supporting children to succeed, and making a positive impact across our neighbourhoods.
Sep-3.4	We’ve also been developing our membership strategy. As a member-owned organisation, it’s important that co-ownership is meaningful. Our engagement and membership strategies are designed to add social value and strengthen our communities. As members of the Rep Body, we’re committed to asking the right questions, reviewing performance, and driving positive change.
Sep-3.5	Looking ahead, we are excited to welcome new employees and tenants to the Representative Body.
	Resolution: Members voted to acknowledge receipt: 1. The Representative Body’s Annual Report to Members 2. The Membership Strategy
Sep-4	Item 4 – Results of the elections to the Representative Body
Sep-4.1	K Brady advised that Members are asked to note the appointments, and a formal vote was not required for this item.
Sep-4.2	K Brady stated that following the election process which had taken place this year, the appointed Representatives are as follows: <u>Tenant Representatives</u> • Andrew Butterworth (re-appointment) • Jose Castanheira • Lord Nsala • Jason Reilly • Richard Rudd <u>Employee Representatives</u> • Rebecca Burke • Claire Fouracre • John McDermott (re-appointment) • Davina Unsworth
Sep-4.3	K Brady thanked those Representatives who had stood down throughout the year: <u>Tenant Representatives</u> • Andrew Brown • Barbara Edwards

- Harold Hull
- Roy Kitcher
- Rosa Lima De Abreu
- Kate Lowerson

Employee Representatives

- Stephen Edwards
- Piotr Sipowicz

Council Representatives

- Cllr Sameena Zaheer

Resolution: Members noted the appointments to the Representative Body for Tenant Representatives and Employee Representatives following the recent election process and noted and thanked those who are stepping down from the Representative Body.

Sep-5a Item 5a – Resolution 3 – Board of Directors Annual Report and Financial Statements for the year ended March 31st 2025

Sep-5a.1 K Brady introduced Simon Mellor, RBH Executive Director of Finance and Development to present the report and financial statements.

Sep-5a.2 SM highlighted that the group deficit is £7.0m, and there would have been a surplus of £0.8m without impairment. The operating environment remains challenging but significant progress has been made during the year including:

- £27m of planned investment has been made in your homes, £19m capital and £8m revenue.
- In November 2023, we had over 9,000 overdue repairs orders, significantly reduced, so that all are now being addressed through business-as-usual apart from one trade.

Sep-5a.3 SM advised that the number of homes owned and managed reduced by 71 to 12,286. There is a £74m loan facility in place, with £30m currently undrawn. The value of homes has increased from £194m to £198m after impairment. All loan covenants complied with. Independent audit provided a True and fair view.

Sep-5a.4 SM provided a presentation which outlined: operating margin, headline social housing cost per unit; Operating costs; and capital investment.

Resolution: Members voted to receive the RBH Annual Report and Financial statements.

Sep-5b Item 5b – Non-executive Director Re-appointments

Sep-5b.1 KB advised the Members of the following re-appointments and terms of office for non-executive directors:

- Kevin Brady – AMM 2028
- Paul Roberts – May 2028
- Gary Graham – AMM 2028
- Linda Levin – AMM 2028
- Madeleine Nelson – AMM 2027
- Ajman Ali – AMM 2027

Resolution: Members noted the Non-executive Director Re-appointments

Sep-6 Closing comments from the Board Chair

Sep-6.1 K Brady extended his sincere thanks to Members for attending the meeting and the ongoing commitment and contribution to RBH.

Sep-6.2 K Brady thanked the Representative Body for their support to the Board and Executive Team over the past year through some difficult discussions and challenges.

- Sep-6.3 Thanks to the Board for their resilience and focus on recovery planning, which has helped RBH move forward on its sustainability journey.
- Sep-6.4 RBH colleagues have shown unwavering commitment to doing the right thing, laying the groundwork for a potential regrade to G1 in 2026. We can rightly be proud of what we've achieved over the past year.
- Sep-6.5 The repairs backlog has been a significant challenge, impacting customer satisfaction. Budget pressures have been tough, but we're beginning to see signs of improvement. Throughout, we've remained focused on making homes safe.
- Sep-6.6 A heartfelt thank you to all colleagues who have made this progress possible.
- Sep-6.7 K Brady thanked the Board of Directors for their support and engagement as their commitment had been more than would normally be expected.

The Chair thanked Members for attending, and declared the meeting closed at 7.02pm



Signed

(Chair of the Board)

As a true and correct record of the Annual Members meeting held on 30 September 2025