



Minutes Of The 48th Annual General Meeting of Maynard Co-operative Housing Association Ltd Held At 7.15pm On Friday 12th September 2025 at The Platinum Suite, 34 Cobden St, Leicester, LE1 2LB

Committee Members, Tenant Members, Guests And Staff Members Present

Maryam Kanamia	Ismail Patel	Hawa Fulat
Mussa Dakri	Fatima Dakri	Assifali Ramjan
Mr Ebrahim Essat	Mohammed Manjra	Mrs Shaikh
Aarif Usman Shaikh	Mohmed Ilyas Saiyed	Golam Mahomed
Ibrahim Valera	Asif Khalifa	Iqbal Ramjan
Shamima Khalifa	Mr And Mrs Lorgat	Sofia Shaikh
Mamodmia Inactali	Tabashum Kureshi	Irfan Navsa
Sabiha Manjra	Abeda Khalifa	Mr Ibrahim
Gulnazbanu Sheikh	Mohammed Hassem	Mehboob Khalifa
Mrs Saida Kanamia	Mohammed Talib Rahim	Abubakr Sidat
Mr & Mrs H Lorgat	Mr Sidat	Fatma Navsa
Zamiyat Vapiwala	Maqbool Pandor	Mrs Sidat
Salehabanu Mahomed	Yasin Sheikh	Sumaiya Juliyam
Mrs C Pereira	Razak Shaikh	Amina Isat
Shahnaz Begum	Muhammad Anjum Butt	Shafina Popat
Mahmad Iliyas Patel	Mr Rashid Bulbulia	Aysha Bulbulia
Nicola Parlby	Anzar Umar	Imtiaz Vohra
Krishan Mistry	Pankaj Rathod	Lisa Harris
Cllr Deepak Bajaj	Harish Chhaganlal	Kanu Gohil
Raj Parmar	Pareesh Parmar	Sam Kalidas
Kirti Kalidas	Melvin Bailey	Mr Jadavji
Vinod Naik	Jason Stewart	

1. APOLOGIES

- 1.1 Apologies for absence were **accepted** by the Chair and Committee from Rob McKevitt, Chris Webster, Michael McDonag, Craig Congreave, Nicky Boggis, Keith Taylor, Stephen Ward, Sarah Ward, Shamina Sumra and Geoff Plant.

2. MINUTES OF THE AGM HELD ON 13TH SEPTEMBER 2024 (PAPER A)

- 2.1 The Chair and Management Committee **accepted** the minutes of the Annual General Meeting held on Friday 13th September 2024 as a true and accurate record.

The minutes were **proposed** by Mr Lorgat and **seconded** by Mr Hussain.

3. CHAIR'S WELCOME MESSAGE

- 3.1 The Chairman read out his Chair's Welcome Message, as follows:

"During this celebratory International Year of Cooperatives, I am proud to report another successful year for Maynard housing co-op in 2024/25.

As well as the achievements and plans outlined in this annual review, there has been much going on behind the scenes to secure the future of our business.

Due to changes in procurement rules for UK social housing providers, I and my fellow committee members have been working on a new service level agreement with our managing agent, PA Housing. This has involved extra expenditure on support such as legal advice, to make sure we meet the requirements of this new legislation. You can rest assured that none of these changes will affect our services to you but, ultimately, they should enable us to improve efficiency and secure greater value for money.

In this annual report you can see more details about our finances, ongoing work to upgrade your homes and what we are doing to improve services in response to our last tenant satisfaction survey.

I'm pleased our seaside trips to Ingoldmells and Blackpool during 2024/25 were so well supported, and I look forward to seeing more of you at our forthcoming visits and social activities.

Finally, I would like to thank all our tenant members, committee members, managing agent and community partners for their contribution to Maynard housing co-op's continuing success."

4. CHAIR'S REPORT

- 4.1 The Chairman read out his Chairman's Report, as follows:

"Maynard Co-operative Housing Association has been providing quality, affordable homes in the Highfields area of Leicester for almost 50 years, and as a community-based housing co-op, our tenant members are at the heart of everything we do. We are run by and for our tenant members, and we reinvest any profits back into improving our homes and services.

We also work closely with our managing agents, PA Housing, to handle key services like managing waiting lists, collecting rent, and maintaining properties.

We are committed to listening to your feedback to address concerns and improve our services. In September 2024, we conducted a joint tenant satisfaction survey and the results showed that while we have areas to improve, particularly with our repairs service and how we manage anti-social behaviour, we have also seen great results in other areas.

- 86% of you were satisfied with the overall service, which is higher than the peer group median which is 83%
- 91% of you were satisfied that your home is safe, compared to median, which is 85%
- We also had higher tenant satisfaction listening to your views, at 77% compared to 72% for our peers
- In terms of rent, we always aimed to collect 100%, however, last year we achieved 99.26%
- Our current tenant arrears are at 1.54%, which is lower than the peer group median of 2.07%

We are constantly working to improve the quality of our homes, and in 2024/25, as part of our ongoing maintenance program, we replaced 21 bathrooms, 5 kitchens, and 15 boilers. We also completed fire safety improvements, including replacing doors at three of our schemes.

We recently completed a stock condition survey, which will help us plan and budget for future maintenance and improvement works for 2026/27 and beyond.

Our social events were a huge success this past year. We also held our 2024 Tenant Members Conference right here in the Platinum Suite, which was attended by over 70 people from both co-ops, and one of the largest attended by Maynard tenants. Attendees got to learn more about our services and ask questions to the chairs from both co-ops and the chief executive from PA Housing. Tenant feedback from this event was overwhelmingly positive, with 91% saying they were extremely or very satisfied with the event overall.

Today I want to celebrate a truly remarkable milestone, and even more, a remarkable person. For a quarter of a century, this person has been a cornerstone of the service team, a familiar and friendly face to so many of us.

When we think about what makes Maynard special, we think about community, and Nicola has not only been a part of this Co-ops community, but she's also been a driving force behind it.

For 25 years, Nicola has been the architect of our AGMs, She is the person who turns this formal meeting into a fantastic social event, making sure every detail is perfect, from the venue to the food.

And those annual trips we all look forward to, they exist because of Nicola's tireless work and passion for bringing us all together.

Beyond her role, Nicola has shown a level of dedication that is truly inspiring.

But whilst going above and beyond for our co-op, she also faces immense personal challenges, caring for her terminally ill partner with unwavering strength and grace. Her ability to show up every day with a smile and a commitment to her work, despite what she's going through, is a testament to her incredible character. So, Nicola, on behalf of the Maynard cooperative housing association, I want to express our deepest gratitude.

As a small token of our appreciation for your 25 years of service, your dedication, your compassion, and for all the joy you've brought to our co-op, I would like to present you with this gift and this bouquet of flowers. Thank you for being the heart of this co-op. Let's all give a huge round of applause to Nicola!

I'd like to extend a huge thank you to all our tenant members, committee members, and Management agents for their contributions to another successful year and we look forward to seeing more of you at our future social activities.

5. PRESENTATION OF FINANCIAL STATEMENTS (PAPER B)

5.1 Melvin Bailey of Rogers Spencer presented the Income and Expenditure Report for the year ended 31st March 2025.

"Income has increased from £630,064 to £668,394. This is due to an increase in rental income of £41,460. A 7% rent increase was applied at the commencement of the financial year, resulting in total rental income of £626,279

Operating expenditure has increased from £573,643 to £633,098. This represents an increase of £59,455 (10%) and is attributed to the following reasons.

- Management costs have increased by £20,644.
- Routine maintenance costs have increased by £52,820 from £119,432 to £172,252. This is due to a higher level of relet works being carried out on void properties plus out of scope works now being carried out by PA Housing DLO service due to difficulties in previous years securing suitable contractors.
- The above increases in expenditure has been partly offset by a reduction in major repairs expenditure, which has reduced by £10,236 this year.
- Depreciation charges in respect of the housing properties has remained consistent with prior year. This is in line with expectations as there has been no properties purchased during the year
- Interest receivable has increased from £18,356 to £20,296.

As a result of the above, the net surplus achieved this year has decreased from £71,291 in 2024 to £51,742 in 2025, representing a reduction £19,549 (27%).

The housing property component additions total £267,027 this year. Disposal of components total £45,550 of which £41,892 has been depreciated in full. Depreciation charges of £80,144 have been set against cost. The result of these movements is an overall increase in the housing properties net book value from £2,887,376 to £3,070,602.

The bank balance has decreased from £1,203,458 last year to £1,076,378 this year end. This is attributed to the capital expenditure this year plus the increased maintenance expenditure.

Creditors due within one year have increased by £54,841 due to higher accrued expenditure at the year-end.

Creditors falling due after more than one year have decreased by £41,840. This represents the amortisation of grants.

The surplus achieved has contributed to the reserves which have increased from £2,169,719 to £2,221,459. This shows that the organisation is in a good place to deal with any future property acquisitions and maintenance that may be required.”

The Management Committee **accepted** the Financial Statements as a true record.

The Financial Statements were proposed by Mrs Lorgat and seconded by Mr Yakub.

6. APPOINTMENT OF AUDITORS

- 6.1 The appointment of Rogers Spencer for a further year **were proposed by Mrs Lorgat and seconded by Mr Yakub.**

7. ELECTION OF COMMITTEE OF MANAGEMENT

- 7.1 IV informed those there present that at every Annual General Meeting, **all** Committee Members shall retire from Office and that a retiring Committee Member shall be eligible for re-election, as duly nominated, according to the newly approved Rules entitled “Committee Nominations”.

IV confirmed that the following nominations had been received and at the first meeting after each annual general meeting, a chair, secretary and a treasurer, and Management Committee will be elected to serve until the close of the next annual general meeting.

The following nominations have been received;

Alam Navsa	Nominated By Mr Lorgat
Mr Lorgat	Nominated By Mrs Lorgat
Tim Clarke	Nominated By Mr Lorgat
Mrs Lorgat	Nominated By Mr Lorgat
Mr Yakub	Nominated By Mrs Lorgat
Mrs Kureshi	Nominated By Mr R Kureshi
Mr Gaffar	Nominated By Tim Clarke
Mr Butt	Nominated By Mr Yakub
Mr Hussain	Nominated By Mrs Hussain

IV said that in order for the Co-operative to function effectively, the Committee needs new Committee Members and if any tenant members would like to join the Management Committee, they are more than welcome to attend the next Committee Meeting to be held on Monday 15th September 2025.

IV asked anyone interested in joining the Management Committee to contact Nicola Parlby to find out more out the Committee Meetings.

The Chair again thanked those present for attending the AGM and closed the AGM At 7.45pm.