Minutes from the Annual General Meeting of
TAI CALON COMMUNITY HOUSING LIMITED

Held on Monday 15th September 2025 at 16.00pm
At Beaufort Theatre, Beaufort Hill, Beaufort, NP23 5QQ

Present:

Shareholding Members:	
Adrian Webb (Board Chair)	Julie Thomas (Board Member)
Mike Santon (Board Member)	Helen Seymour (Tenant Share Member)
Ian Hughes (Board Member)	Darren Thomas (Tenant Share Member)
Shannon Williams (Board Member)	
Local Authority Representatives:	
Sonia Behr (Board Member)	Ellen Jones (Board Member)
Non-Shareholding Board Members:	
None	
Visitors:	
Alison Vickers - Bevan Buckland	David Wilton -TPAS Cymru
Rob Hanely - Validera	
Officers:	
Joanne Paton (Governance Manager - Minutes)	Andrea Smart (Executive Assistant)
Jo Curtis (Director of People and Culture)	Martyn Price (Director of Resources & Company Secretary)
Richard Hopkins (Chief Executive)	David Bolton (Interim Director Assets & Property)
Andrew Myatt (Director of Communities & Housing)	

1. Apologies for Absence

1.1 Apologies were recorded for the following Board Members: Abhishek Vyas, Gavin Sargent, Sian Nicholas, Peter Nourse, Gemma Badham, Neil Harries and Karen Fowkes

2 Minutes of the last Annual General Meeting held on 16 September 2024

2.1 The minutes of the last Annual General Meeting on 16th September 2024 were unanimously **APPROVED** as an accurate record.

3 Report of the Board Chair :

3.1 The Chair welcomed attendees to the fifteenth Annual General Meeting of Tai Calon. Reflecting on the year, the Chair highlighted the positive progress made by the organisation in with customer segmentation work, which has provided a deeper understanding of the diverse needs, experiences and expectations of customers. The Chair noted that this insight is helping Tai Calon to tailor services more effectively, improve customer outcomes and ensure that resources are directed to areas where they can have the greatest impact for tenants and communities.

3.2 The Chair further commended the organisation's progress in delivering new housing developments and reaffirmed Tai Calon's commitment to increasing the supply of affordable homes across Blaenau Gwent. The Chair noted that meeting future housing need would require increased investment, funding opportunities and strong partnership working, and recognised the organisation's ambition to work collaboratively to maximise development opportunities and deliver more homes for local communities.

4 **Appointment of Board Members**

4.1 The meeting was asked to receive and note the appointment and continued service of Board members and co-optees to serve on the Board until the next AGM in accordance with the Rules (D8 – D12).

4.1.1 In the Independent Board member category for members to:

Note he continued service on the Board of Neil Harries, Abhishek Vyas and Sian Nicholas in accordance with the terms of their office.

4.1.2 Note the re-appointment on the Board of Mr Ian Hughes and Mr Mike Santon.

4.1.3 Note the appointment of Mrs Julie Thomas to serve on the Board.

4.2 In the Tenant Board member category for members to:

4.2.1 Note the continued service on the Board of Gemma Badham, Shannon Williams and Karen Fowkes.

4.3 To note in the Local Authority Member category that Blaenau Gwent County Borough Council has nominated Ms Sonia Behr and Ms Ellen Jones to serve on the Board.

4.4 Note the continued service on the Board of Mr Peter Nourse and Mr Gavin Sargent as Co-optees on the Board.

4.5 For Members to note Professor Sir Adrian Webb will be retiring from the Board having served the maximum of six years as Chair.

In favour: 19 Proxy votes, 8 in attendance Against: 0

4.6 The membership of the Board was confirmed.

5 To receive the financial statements of the company for the year ended 31st March 2024

5.1 The Chair welcomed Allison Vickers of Bevan Buckland, Tai Calon's External Auditor to the meeting. The Auditor confirmed the Financial Statements for the year ended 31

March 2025 were complete, had been approved by the Board and that an unmodified or clean audit report had been signed by the Auditor.

5.2 The Auditor confirmed that there were no outstanding issues; that the financial statements were in good order and provided a true and fair view of the Association's position as a going concern.

5.5 Members received the financial statements for the year ended 31st March 2025.

6. <u>Appointment of Auditors</u>

6.1 The AGM was asked to approve the appointment of Bevan Buckland as Auditors of Tai Calon until the conclusion of the next General Meeting of the Society at which Accounts are laid before the Members and to authorise the Directors to determine the remuneration of the Auditors.

In favour: 19 proxy votes, 8 in attendance Against: 0

6.2 Bevan Buckland was duly appointed at Tai Calon's External Auditors.

7 <u>Any Other Business</u>

7.1 None.

8. <u>Chair's Concluding Remarks</u>

8.1 The Chair closed the meeting by reflecting on his time as Chair of Tai Calon and expressing his pride in the significant progress the organisation has made during his tenure. He highlighted the achievements of colleagues, Board Members and partners in supporting the organisation's growth and success. In concluding, he formally welcomed Julie Thomas as the incoming Chair, wishing her every success in the role and expressing his hope that, under her leadership, Tai Calon would continue to achieve its ambitions and deliver positive outcomes for tenants, communities and stakeholders.

The meeting closed at 16:35