

Canopy Housing Annual General Meeting
 66 Burley Lodge Road, Leeds LS6 1QF and Zoom
12.30pm, Tuesday 24 June 2025

<p>Board Members Present: Andrea Cowans (Chair), Danielle Joy (Treasurer), Jenn Bravo, Keith Gibson, Mark Rutherford, Kinga Salisbury</p> <p>Members present: Lucy Campbell-Skelling, Mark Dewar, Alex Leccardi, David Nugent, Rosie Scurfield, Kirsti Staindale</p> <p>In attendance: Sinéad Habron, Stuart Hall, Til Wallis, Amelia Wetherly-Ashcroft, Sharon Whitehurst, Jessica Wilkinson (AAB), Amiel Malundas (AAB)</p>	
<p>1. Apologies for absence: Martyn Broadest, Lyn Charters, Janet Onslow, Naz Parker, Louay Taha</p>	
<p>2. Annual Review</p> <ul style="list-style-type: none"> • AC welcomed everybody and reflected on Canopy’s busy year with numerous properties and ongoing work. • AC emphasised Canopy’s strategic vision and plan as key drivers, referencing DN’s ‘plan on a page’ as a clear and effective overview. <p>Chief Executive’s Update</p> <ul style="list-style-type: none"> • DN outlined the year’s challenges, including rising property prices, changes to benefits, ongoing property development work and associated costs, tenant decants, increasing costs and the resulting impacts on workload, self-help and support. • DN recognised that while 2024 was financially strong, 2025 presented difficulties with higher interest rates, and turnover exceeding £1m impacting funding opportunities. • DN thanked key supporters: <ul style="list-style-type: none"> ○ WYCA and the Mayor’s Fund ○ Leeds City Council ○ Land Aid ○ Energy Redress ○ North East and Yorkshire Net Zero, among others. • DN praised staff and volunteers for their dedication, especially during tough economic times. DN highlighted Canopy’s important role as a place of learning, connection, and support. • Retrofit standards are at their highest so far, with heat pumps being fitted for the first time. Canopy continues to tackle fuel poverty and create future-ready housing. • Recognition of Canopy’s unique model is growing, with interest in how it engages a diverse range of volunteers. A looped video was being shown on a permanent loop at the Building Centre in London, and DN was a speaker at the World Habitat Conference. Canopy’s profile is increasing, and others are seeking to learn from Canopy’s approach. • DN thanked funders, donors, lenders, Initial Studios, contractors, staff, the Board, tenants and volunteers. DN gave recognition to staff who are due to leave later in 2025. 	

<p>3. Financial Statements</p> <ul style="list-style-type: none"> • The Auditors approved the accounts, and the letter of representation was approved for signature by DocuSign. • DJ provided a positive financial overview for 2024; Banking covenants have been met, rents increased, and funding applications have been successful. DJ thanked those involved. • Challenges ahead include inflation, rising borrowing costs, and operational/renovation expenses. The Right to Buy income is still to be drawn down. • The Auditors' recommendations were detailed in the Audit Report. All were best practice (amber or green) recommendations. 	SH
<p>4. Appointment of auditors</p> <ul style="list-style-type: none"> • The re-appointment of AAB as auditors was agreed. 	
<p>5. Minutes of 2024 AGM</p> <ul style="list-style-type: none"> • Members present confirmed the 2024 AGM minutes as a true and accurate record. 	
<p>6. Board Member elections</p> <ul style="list-style-type: none"> • AC noted that Leroy Ivanov and Mhairi Tomlinson had stepped down since the last AGM. • DJ and KS were re-elected to the Board, with DJ serving a one-year term. • Naz Parker and Louay Taha were elected as new Board Members. One Board vacancy remains, ring-fenced for a tenant or volunteer. • AC thanked all Board Members for their time and contributions. 	
<p>7. Any other business</p> <ul style="list-style-type: none"> • TW suggested Board Members experience more of Canopy's day to day activities and meetings. A list of dates and activities will be shared and added to the 9 September 2025 Board meeting agenda. 	All / ED
<p>8. Acknowledgements</p> <ul style="list-style-type: none"> • AC thanked everyone for attending 	