

Annual General Meeting Agenda

Friday 25 September 2026, 12.30 for a 12.45 pm start
Online (MS Teams)

AGM

1. Introduction by Chair of BCHA, Chris Nicholson
2. Apologies for Absence
3. To approve the minutes of the AGM held on Friday 26 September 2025: [Resolution A](#)
4. To receive the Annual Impact Report 2025/26: [Impact Report 2025-26](#)
5. To adopt the Audited Accounts for year ending 31 March 2026: [Resolution B](#)
(Full accounts available on website: [link to follow](#))
6. To reappoint Crowe LLP as external auditors for the year: [Resolution C](#)
7. To approve change to BCHA Rules regarding shareholding: [Resolution D](#)
8. To elect new members who offer themselves for election under Rule D11: [Resolution E](#)
 - a) Richard Knott
 - b) Suzanne Rastrick
9. To re-elect Members who have completed a 3-year term of office and offer themselves for re-election under Rule D12.1: [Resolution F](#)
 - a) Ceri Connor
 - b) Chris Nicholson
 - c) Ian White
10. To note the intention of the organisation to change its name and have an opportunity to understand the rationale and process for this (see accompanying document).
11. Date of next Annual General Meeting – Thursday, 23 September 2027.

Details and supporting information regarding the resolutions follow below.

By order of the Board, Philip Baker, Company Secretary

For Information - The BCHA Board

The current Board of 12 comprises:

Chris Nicholson (Chair)
Aasia Nisar (Vice Chair)
Ceri Connor
Peter Edy
Richard Knott
Hannah Lee
Graham Oliver
Julie Porter
Suzanne Rastrick
Asa Stevens
Ian White
One vacancy (recruitment underway)

The Board expresses sincere thanks to those members who have retired during the year for their valuable contributions over their terms in office:

Derek Watters (April 2026)
Marie Starr (August 2026)

The following individuals are seeking election to the Board following appointment in the reporting year (resolution E):

Richard Knott
Suzanne Rastrick

The following individuals are seeking re-election for a second term (Resolution F):

Ceri Connor
Chris Nicholson
Ian White

Further Information on Resolutions

Resolution A (item 3)

To approve the minutes of the Annual General Meeting held on 26 September 2025 as per the below copy.

Resolution B (item 5)

To adopt the Audited Accounts for the year ending 31 March 2026.

An extract from the draft accounts is attached. The full accounts were approved by the Board at their meeting on 20 August 2026.

(Full sets of the Audited Accounts will be published on BCHA's website – link to be sent in due course - and will also be available from the offices of BCHA – telephone 01202 410500)

Resolution C (item 6)

To reappoint Crowe LLP as external auditors for the financial year 2026/27.

Resolution D (item 7)

To approve change to BCHA Rules regarding shareholding as per the attached copy.

Resolution E (item 8)

To elect those new members who offer themselves for election to the Board under Rule D11:

a) Richard Knott

Richard, a Chartered Member of the Chartered Institute of Housing, is Chief Operations Officer and Deputy Chief Executive at New Forest District Council (NFDC), where he provides strategic leadership across the Council's operational services and corporate functions. He works closely with the Chief Executive, elected members and partner organisations to ensure strong governance, high-quality service delivery and effective regulatory compliance.

With 27 years' experience in local government, primarily within the housing sector, Richard brings extensive expertise spanning frontline service delivery through to senior executive leadership. His professional background includes housing management, asset management, regulatory compliance, building safety and resident engagement.

Since joining NFDC in 2018, Richard has led significant service transformation, strengthening building safety, compliance and assurance arrangements while supporting continued Decent Homes compliance and readiness for the Regulator of Social Housing's Consumer Standards. He has championed improvements in performance management, data quality, risk management and organisational governance, helping to embed a proactive, resident-focused culture across housing services.

Richard has played a key role in improving outcomes for residents while supporting the Council's wider strategic objectives. He continues to provide senior leadership across housing and corporate services, with a

particular focus on governance, service quality, continuous improvement and regulatory assurance.

b) Suzanne Rastrick

Suzanne's 40-year career in the NHS has encompassed a variety of roles. She qualified as an Occupational Therapist and became the first Allied Health Professional (AHP) to hold a substantive Director of Nursing post in both providing and commissioning organisations. She has also been Chief Executive of a Primary Care Trust. She was appointed as Chief Allied Health Professions Officer for England in September 2014.

In 2017 Suzanne launched the first AHP strategy for England which has been recognised as ground-breaking in policy development from its use of crowdsourcing. Building on this, Suzanne published a second national AHP strategy in June 2022. This iteration had a greater emphasis on patient, public voice and specifically the inclusion of those who may be digitally excluded along with communities who may find it difficult to connect with traditional consultation methods. The result is a national strategy crowdsourced from diverse populations for people and communities AHPs serve.

For over three decades, Suzanne has held non-executive portfolios outside of the NHS, including audit committee chair roles, predominantly in the social housing sector. Suzanne was recognised as an Officer of the Order of the British Empire (OBE) in 2019 and as a Commander (CBE) in 2025. She is a Fellow of the Royal College of Occupational Therapists, the Royal Society of Arts and the Royal College of Paramedics. She holds Visiting Professor roles at City St George's, University of London and at Oxford Brookes University.

Resolution F (item 9)

To re-elect those Members who have completed a 3-year term of office and offer themselves for re-election under Rule D12.1:

a) Ceri Connor

Ceri is an Organisational Development (OD) specialist and has worked across the whole spectrum of HR, OD, education, learning, leadership development, Equality, Diversity and Inclusion (EDI) over the last 25 years. For the majority of this time, Ceri has worked in the NHS within Acute and Community and Mental Health services, most recently the Director of Organisational Development at University Hospital Southampton. She spent the early parts of her career teaching within Further and Adult Education across programmes in Health, Social and Early Years Care. Ceri has also been involved with Armed Forces veterans support and was the Programme Director for Workforce in Hampshire and IOW for the Covid-19 mass vaccination programme.

A Chartered Fellow of the Chartered Institute of Personnel and Development (CIPD), Ceri is the Chief People Officer at South Hampshire College Group.

Ceri sits on the Audit, Risk & Culture Committee and is the BCHA Board champion for Safeguarding and EDI.

b) Chris Nicholson

Chris spent most of his executive career as a partner at KPMG, where he specialised in infrastructure finance and regulation advisory work. He spent several periods in leadership roles including as Head of Central Government Services and Head of Public Sector. He has also run a public policy think tank, been interim financial and commercial director of a government owned company and spent three years as policy special adviser to a Cabinet Minister.

Chris's non-executive experience includes six years as Chair of the Board of a large government agency employing over 3,000 staff, six years as a Board member of a housing association and ten years as a trustee of a drug and alcohol abuse charity. He is at present on the board of Social Work England and trustee of the Family Rights Group. He is currently a Local Authority Councillor and has previous experience as Leader of a London borough.

Chris chairs the Board and is also a member of the Customer & Services and Finance & Treasury Committees.

c) Ian White

Ian started his career at Royal Mail, covering various roles over a 16-year period before joining the Finance team at Twynham Housing Association, then moving to Synergy Housing Group. In Ian's next role at Spectrum, he managed the integration to a single housing management system for all income transactions, restructured the teams to a single site and was responsible for delivering the regulatory rent structure regime.

Ian's next post was as RP Financial Reporting Manager for Spectrum's 5 RP subsidiaries before he took on responsibility for financial reporting for the whole Group.

Ian briefly changed sectors in 2017, becoming Financial Controller at EIMS Global, a sales and marketing company with 6 subsidiaries and over £20M consolidated revenue, before moving to his current post at Magna where he leads the finance function, having in the past two years redesigned the team structure, delivered £150M in new funding and implemented a budget and forecasting tool to support medium-term planning.

Ian chairs the Finance & Treasury Committee and is also a member of the Development & Asset Management Committee.

**Bournemouth Churches Housing Association
Minutes of Annual General Meeting
Held online (MS Teams)
On 26th September 2025**

Present:

Members who are also members of the Board: Chris Nicholson (Chair), Graham Oliver, Ceri Connor, Aasia Nisar, Ian White, Marie Starr, Julie Porter, Hannah Lee, Asa Stevens, Jessica Miller (Board Apprentice)

Members: Julie Leigh

Officers: Philip Baker, Martin Lucas, Nicola Greenfield, Lloyd Coates, Amy Maloney, Vicky Gladden

Minutes: Lauren Parrish

Proxy Forms Received: Gill Downey, Rodger Hawkyard, Peter Hoyle, Roderick Knight, Ann Parramore and Jim Richardson

In accordance with Rule C23, the meeting was quorate.

1. Introduction by Chris Nicholson, BCHA Board Chair

The Chair welcomed everyone to the meeting and began with an acknowledgement of the news of BCHA's recent regulatory inspection results. The Chair announced that in all three categories (governance, financial viability and consumer standards), BCHA was judged to be compliant. He thanked everyone involved for this outcome.

2. Apologies for Absence

Apologies were received from board members Derek Watters and Peter Edy and from members Jonathan Dorey, Gill Downey, Paul Dyer, Rodger Hawkyard, Peter Hoyle, Roderick Knight, Dee O'Neill, Ann Parramore, Dylan Phillips and Jim Richardson.

3. A) Minutes of AGM held Friday, 27th September 2024

The minutes of the 2024 Annual General Meeting were approved as a true and accurate record.

B) To approve the minutes of the Special General Meeting held on 15th May 2025

The minutes of the 2025 Special General Meeting were approved as a true and accurate record.

4. Annual Impact Report 2024/25

The Chair noted how important the Annual Impact Report was in terms of showing what BCHA does, and the impact of this. A link to the Impact Report was provided in the AGM papers, and the report was received across the board.

5. Audited Accounts to 31 March 2025

The meeting approved the adoption of the Audited Accounts for the year ending 31 March 2025. A link to the full set of Audited Accounts had been provided in the AGM papers and these were approved by the Board at their meeting on 13th August 2025.

6. Re-appointment of Crowe LLP as external auditors for the year

The meeting agreed to re-appoint Crowe LLP as External Auditors for the year beginning 1 April 2025 to 31 March 2026.

7. To elect new members who offer themselves for election under Rule D11

- a) Derek Watters
- b) Marie Starr

Two new members were proposed for approval at this AGM and details of Derek Watters and Marie Starr's background and skills had been circulated.

The meeting approved the appointment of Derek Watters and Marie Starr to the BCHA Board.

8. To re-elect Members who have completed a 3-year term of office and offer themselves for re-election under Rule D12.1

- c) Graham Oliver
- d) Julie Porter

Two members, Graham Oliver and Julie Porter, had offered themselves for a further 3-year term of office. A summary of their knowledge and experience, as well as their current roles within BCHA had been included in the papers: GO Chairs the Audit, Risk and Treasury Committee; JP Chairs the Development and Asset Management Committee.

The meeting approved the re-appointment of Graham Oliver and Julie Porter for a further 3-year term of office.

9. Date of next Annual General Meeting - Friday, 25th September 2026

The Chair thanked all for attending and closed the meeting.

Those who were able stayed for a presentation from the Support Directorate, who gave an overview of Supported Housing and Community Based Support. Here, priorities, the delivery of support, challenges, impact and outcomes of support delivery were discussed.

PROXY FORM

The instrument referred to in Rule C28 shall be in the following form:

I, (Your Full Name)
 of(Your Address)
 in the County of, being a member of Bournemouth
 Churches Housing Association, **hereby appoint** the Chair **OR** the following named
 person (delete as required)(proxy's name)
 of(proxy's address) as my proxy to
 vote for me and on my behalf at the Annual General Meeting of the Association to be
 held on Friday 25 September 2026, and at any adjourned meeting.

I direct my proxy to vote in the following ways (completion of this is optional):

Resolutions	For	Against	Vote withheld
A) To approve the minutes of the Annual General Meeting held on 26 September 2025	☐	☐	☐
B) To adopt the Audited Accounts for the year ending 31 March 2026	☐	☐	☐
C) To reappoint Crowe LLP as External Auditors for the year	☐	☐	☐
D) To approve change to the BCHA Rules regarding shareholding	☐	☐	☐
E) To elect to the Board under Rule D11 those offering themselves for election to fill vacancies:			
Richard Knott	☐	☐	☐
Suzanne Rastrick	☐	☐	☐
F) To re-elect to the Board under Rule D12.1 those offering themselves for a further 3-year term			
Ceri Connor	☐	☐	☐
Chris Nicholson	☐	☐	☐
Ian White	☐	☐	☐

As witness my hand this day of2026 (DATE)

Signed

Name (printed)

PLEASE RETURN BY EMAIL OR POST (Company Secretary, The Factory, 14 Alder Hills, Poole BH12 4AS), TO BE RECEIVED NOT LATER THAN **5.00 PM FRIDAY 18 SEPTEMBER 2026**.

Notes to the proxy form

1. A proxy does not need to be a member of the Association, but must attend the meeting to represent you.
2. Appointment of a proxy does not mean you cannot attend and vote at the AGM in person. If you have appointed a proxy and then attend in person, your proxy will be automatically cancelled.
3. If you sign and return this form with no person named, the Chair will be deemed to be your proxy.
4. If no voting instruction is given, your proxy will vote for, against or abstain at their own discretion.
5. To appoint a proxy using this form, you must complete and sign the form, and deliver it back to the Company Secretary at BCHA, The Factory, 14 Alder Hills, Poole BH12 4AS or companysecretary@bcha.org.uk no later than 5.00pm on Friday, 18th September 2026.
6. You should keep a copy of this form and give a copy to your proxy.