

Constitution of

The Lochee Residents and Tenants Association

As adopted at the AGM on 15th November 2024

1. NAME

The Association shall be known as The Lochee Residents and Tenants Association, hereinafter referred to as The LRTA. The LRTA shall be the continuing entity of the present Phoenix Tenants Association and shall take on all debts, assets, liabilities and concessions thereof. References to one shall be regarded as references to the other, but LRTA shall be the name used on all new contracts, agreements and publications.

2. AIMS OF THE ASSOCIATION

- a. To advance education and improve local facilities in the interests of the social welfare of all.
- b. To involve residents, tenants, the Local Authority, other public bodies and voluntary organisations in a common effort to protect and improve the quality of life in Lochee.
- c. To also promote the housing and housing related interests of residents and tenants.
- d. To promote equal opportunities without discrimination of age, disability, ethnicity, race, sex, gender identity, sexual orientation, pregnancy, parent or guardian status, political, religious or other beliefs.
- e. To encourage unity, identity and community spirit.
- f. To facilitate and promote community events, activities, clubs and meetings.

3. POWERS

The Association shall have the power to do anything which will properly further the foregoing aims, including but not limited to the power:

1. To raise, hold in bank or otherwise, invest, apply and distribute funds.
2. To promote and provide for the dissemination and exchange of knowledge and information.
3. To form or promote the formation of charitable limited companies or other charitable legal bodies.
4. To make representation to and enter into arrangements with national or local government and appropriate statutory or voluntary agencies.
5. To support other charitable objects or institutions.
6. Effect insurance against all types of risks.
7. To employ and pay any person or persons to supervise, organise and carry out the work of the organisation.

3.2. MEMBERSHIP

Is open to all tenants and residents over the age of 16, who live in the catchment area as defined by the LRTA boundary map. This map may be amended by the committee to increase the catchment area from time to time, but any decrease, adjustment or sizeable increase (more than 5% between AGMs) must be approved at an AGM or SGM.

4. MEETINGS

Annual General Meeting (AGM)

- a. There shall be an annual general meeting at which the committee shall make a report of its activities, present a statement of its accounts, and shall then resign. The annual general meeting shall elect a new committee and vote on any recommendations/motions and any amendments to the constitutions. At each annual general meeting, all committee members shall retire from office, but shall be eligible for re-election.
- b. The secretary shall publicise locally, details of the AGM not less than (21) twenty-one days before the meeting.
- c. The Quorum for the AGM shall be 4 members.
- d. Public Meetings: In addition to the AGM there will be a minimum of two public meetings a year.

5. ALTERATIONS TO THE CONSTITUTION

- a. Any proposed changes to the constitution must be given in writing to the Secretary of the Committee not less than 21 days before the date of the meeting at which it is first considered.
- b. A resolution to alter the Constitution shall not be effective unless notice of the meeting at which it is proposed shall have been given and it has been passed by 75% of those present and entitled to vote at such a meeting.

6. SPECIAL GENERAL MEETINGS (SGM)

- a. A request for a special meeting should be made in writing (including by email, post or hand-delivered letter) to the Secretary not less than 21 days before the date of the meeting at which it is first considered, carrying the signatures and address of 3 members and should state the reasons for calling it.
- b. A special meeting may be called (for reason other than dissolution of the association) by the committee at no less than 14 days' notice.

7. COMMITTEE

- a. The committee shall consist of at least 3 and at most 14 members.
- b. The committee shall have power to co-opt members as and when required.

8. OFFICE BEARERS

Office bearers shall consist of Chairperson, Treasurer and Secretary. Other offices may be created and officers appointed by the committee as required but those offices shall cease to exist at the next AGM unless renewed.

9. RULES OF PROCEDURE AT MEETINGS

a. Decision Making

All decisions at meetings shall be decided by a majority of those present and eligible to vote. In the case of equality of vote, the Chairperson shall have a casting vote and should use their vote where possible to keep the issue at hand open for debate or, failing that, to preserve the status quo.

b. Quorum

At least 1 Office Bearer and 2 other members will form a quorum at meetings.

c. Minutes

Minute books shall be kept by the Association and the Secretary shall record therein a record of all proceedings and resolutions

d. Attendance

Members of the committee shall be deemed to have resigned if they have been absent from three consecutive meetings and offered no apologies/acceptable reasons

10. STANDING ORDERS

The committee shall have the power to adopt and issue Standing Orders and/or rules for the use of the Association. These shall come into operation immediately, provided always that they shall not be inconsistent with the rules of the Constitution.

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- a. The Secretary will notify all members in writing of the date of the meeting no less than 14 days in advance of that meeting, and state its purpose in the notice.

11. FINANCE

- a. All monies raised by or on behalf of the Association shall be used for the purpose of the Association, and for no other purposes.
- b. The Treasurer shall keep proper accounts of the finance of the association and shall pay all monies not immediately required into a bank of the Association's choice.
- c. The accounts shall be verified for accuracy at least once a year by an independent auditor or suitably experienced person.

12. DISSOLUTION

- a. If the Committee, by 3/4 majority decides at any time it is necessary or advisable to dissolve the Association, it shall call a meeting of all members of the Association providing not less than 21 days' notice (stating the terms of the resolution to be proposed) to be posted in a conspicuous place or places in the neighbourhood and disseminated via email, websites, social media and any other platforms the association may have. If such decision shall be confirmed by 3/4 of those present and voting at such a meeting the Committee shall have the power to dispose of any assets held by or in the name of the Association.
- b. Any assets remaining after the satisfaction of any proper debts shall be used for the benefit of the inhabitants of the area in which a similar association is formed, or may be forming, as the Committee may decide.

This Constitution was approved at the annual general meeting duly convened on:

15th November 2024

A handwritten signature in blue ink, appearing to read 'Bastone', is written over a light blue rectangular background.

James Bastone
Treasurer