



Hackney Homes Ltd

ITEM 4

Part A minutes of Board of Directors, held at Christopher Addison house, 72 Wilton Way Hackney E8 1BJ

On 9 March 2009 at 6.30PM

Present	Board Members Rupert Tyson (Chair) Alice Burke (Vice Chair) Terry Edwards Samantha Lloyd Marie Photiou (Vice Chair) Afolasade Bright Asim Bhattacharyya Brian Marsh Linda Kelly Audrey Villas Karen Dodds	Hackney Homes Officers Charlotte Graves Neil Isaac Gary Penticost Neehara Wijeyesekera Judith Morrison Robin Smith Tom Hunt Sunil Desai	Stakeholder Representatives (Hackney Council) Carol Invest Tracey Thomas Nimisha Patel Peter O’Kane Housing Partners John Newbury (Mouchel) John Ferman (Pathmeads) Member of the Public None MP For Hackney North & Stoke Newington Diane Abbott	
	Part A – Open to the Public		Action	Date
1. Welcome/Apologies/ Introductions	Apologies were received from the following: <ul style="list-style-type: none"> • Jonathan McShane • Linda Kelly • Danny Sutcliffe • Feryat Demirci <p>The Chair Welcomed Audrey Villas back. Brian Marsh asked that the late Ron Devoti’s considerable contribution to the work of Hackney Homes and the London Borough of Hackney be noted.</p>			



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	The Chair asked for the Board's agreement to move items 10 and 11 from Part A of the meeting to the Part B Agenda. The Board agreed.		
2. Declarations of Interests	None		
3. Questions from the Public	None		
4. Minutes of 9 February 2009 (Part A and matters Arising	<p><u>Minutes of 9 February 2009 (Part A)</u> The minutes were agreed as a true record and signed accordingly.</p> <p><u>Matters arising from the Hackney Homes Board Meeting Minutes of 9 February 2009</u></p> <p><u>3 Questions from the Public</u> The Board asked if the answer to Mr Heron's question had been posted on the website. Gary Penticost confirmed that both the question and the answer had been posted on the website.</p> <p>11 <u>Credit Crunch</u> Samantha Lloyd said that a meeting had been arranged with Robin Smith to consider this report which would be brought back to Board at a future date.</p>	Robin Smith	April
5. Hackney Homes' Chair Report	<p>The Chair had met with Cllr Tom Price and had arranged to hold monthly meetings.</p> <p>The 2* Reception had been well attended and enjoyed by all.</p> <p>The Chair and Alice Burke, one of the Vice Chairs have been attending workforce meetings with the DLO around the Borough.</p> <p>The Chair, Alice Burke and Terry Edwards had attended the CIH conference "Putting Tenants First", the purpose of which was to promulgate the role of the new TSA. The Hackney Homes' Board's delegates considered that there was scope for the</p>		

	<p>new TSA to have more Resident involvement.</p> <p>The Chair would shortly be issuing a weekly blog.</p> <p>The Board noted the report.</p>		
<p>6. Report back from Committees:</p> <p>a) Hackney Homes Joint Committee 19 February 2009</p> <p>b) Service Improvement Committee 24 February 2009</p> <p>c) Audit & Finance Committee 2 March 2009</p>	<p>Samantha Lloyd, Chair of the Committee reported that as a result of on-going liaison and feedback with Unions, there were no particular issues to report from this meeting.</p> <p>Terry Edwards, Chair of the Committee reported that the Committee had looked at anomalies in the EIB and Tenants' Levy and had monitored Complaints. There had been a substantial change in complaints management and this had been clearly set out in the report. Service Improvement Committee would continue to monitor this and highlight any issues to the Board.</p> <p>Samantha Lloyd, Chair of the Committee reported that as a result of the Committee considering Internal Audit reports, officers were dealing with any issues in a timely fashion.</p> <p>The 2010/11 Budget had been discussed and approved for recommendation to the Board and the Budget process for 2011/2012 would begin now.</p> <p>The Chair of the Committee said that A&F Committee had discussed at length energy/heating costs and she asked the Board whether it thought that this matter should continue to be discussed at the A&F Committee or should be examined in another forum.</p> <p>The Board agreed that the A&F Committee should continue to look at</p>		



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	<p>were now regeneration matters and leasehold queries.</p>		
<p>7. Chief Executive's Report – Strategic Overview</p>	<p>The Board asked for clarification on Leasehold issues. Charlotte Graves said that the effects of the credit crunch were now becoming apparent among leaseholders. Judith Morrison, Interim Head of Leasehold Services said that the credit crunch was impacting not only on large financial obligations such as major repairs but also on day-to-day leasehold charges. Officers were looking at measures such as debt counselling to try and assist where possible and were using for example, newsletters to advise on risks facing leaseholders.</p> <p>The Board asked how officers were moving the insurance claim matter forward. Charlotte Graves said that a meeting was being arranged to discuss this.</p> <p>Charlotte Graves gave feedback from the ALMO Chief Executives' Conference. The key issues discussed surrounded Inspection and the challenging financial situation. The importance of keeping an up-to-date self assessment had been acknowledged to ensure that ALMOs were fully prepared for either a short-notice inspection or a more traditional form of inspection.</p> <p>The Board noted the report.</p> <p><u>Appendix 1 Woodberry Down</u> Robin Smith highlighted the key issues. The announcement of the preferred RSL partner had been embargoed until Tuesday 11 March.</p> <p>The Board noted the report.</p>		



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8.Feedback from the Board Awayday

Charlotte Graves introduced the report. The Board said the Report was clear and the outcomes needed to be reflected in the Delivery Plan and the Strategic Plan.

The Board agreed the recommendations from the Board awayday.

9.Delivery Plan 2009-10

Peter O’Kane introduced the report. The Board asked how consultation with Residents had taken place. Peter O’Kane said that the Resident Liaison Group had been consulted and the timetable had allowed sufficient time for any comments raised to be considered. The Board asked how the Service Improvement Priorities for 2009/10 would be managed and delivered. Charlotte Graves said that the priorities had been informed by the recommendations from the Audit Commission Inspection and as a result, an EMT member was responsible for managing and delivering on each priority.

The Board queried the targets which had yet to be determined. Peter O’Kane said that officers were collecting the baseline data and these targets would be available soon.

The Board agreed the recommendations and also agreed a further recommendation namely that

any revisions to the targets which are necessary in the light of subsequent availability of baseline data and / or discussions with the Council are brought to the next Board meeting as part of a Performance report for 2009/10.

April



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<p>12 Code of Conduct, Expenses Policy and Board Induction Scheme</p>	<p>Tess Merrett introduced the papers. The Board queried the expenses mileage claim form and asked if all the information asked for was necessary. Neil Isaac said that the information asked for made the process more transparent however Tess Merrett said she would review this again.</p> <p>The Board approved the Code of Conduct, Expenses Policy and the Board Induction Scheme.</p>		
<p>13. Any Other Business</p>	<p>There was no other business</p>		
	<p>The Meeting Closed at 7.30 pm</p> <p>Date of next Board Meeting: Monday 20 April 2009 at 6.30 pm Christopher Addison House</p>		

Signed as a true record of this meeting _____ Chair Dated _____