



## Hackney Homes Ltd

ITEM 4

**Part A** minutes of Board of Directors, held at Regan Way  
Community Hall, Regan Way, Shoreditch N1

On 22 May 2006 at 6.30PM

Present	<b>Board Members</b>  David Curley – Chair Samantha Lloyd Audrey Villas Alice Burke Rupert Tyson Asim Bhattacharyya Chloe Fletcher Brian Marsh Marie Photiou Andrew Potter Linda Kelly	Afolasade Bright David Larkin Karen Alcock  <b>Officers</b>  Steve Tucker – Chief Executive Robin Smith – Woodberry Down Derek Young – Finance Director Peter Hayter – Director Pat Ronayne – Company Secretary Susmita Noonan – Director Amanda Murrell – Woodberry Down Barrie Cotton – Governance Manager	Apologies	Sharon Patrick Sandra Hall
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OPEN MEETING				
Item	Decisions	Action	Date	
<b>1 Welcome/Apologies</b>				
<b>2 Declarations of Interests</b>	None			
<b>3 Questions From the public</b>	Fred Filce, Chair, Hackney Leaseholders Forum asked for clarification of some recent correspondence where it appeared consultation with Leaseholders had been omitted.  Steve Tucker explained that Leaseholders had not been omitted, and that the			

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	term “residents” was being used as it was all inclusive. Reassurances were given that all consultation will specifically include leaseholders and will ensure all residents have an opportunity to contribute.		
<b>4 Minutes of last meeting 24 April 06</b>	Agreed		
<b>5 Chief Executives report</b>	<p>Year End Performance</p> <p>Members received the details of the update from the Chief Executive.</p> <p>There will be a Quarterly Performance meeting with the Mayor on 24<sup>th</sup> May 06 to consider the 2005/06 end of year performance results.</p> <p>BC to circulate the April performance figures as soon as they are available. Every attempt to be made in future to ensure these figures is circulated for Board Meetings timely fashion. The report to focus especially on:</p> <p>Repairs, appointments, complaints, Rent collection, phone answering, resident satisfaction, payment of invoices, anti social behaviour.</p> <p>Members asked for a breakdown of the number and volume of invoices in each category to allow comparison. The names of contractors by Neighbourhood should be provided in future reports</p> <p>Members expressed a strong wish to see improvements in telephone answering, and continuation of good collection of rent through the summer months.</p>	<p><b>Audrey Villas to attend for HH Board</b></p> <p><b>S Noonan</b></p> <p><b>D Young</b> <b>S Noonan</b></p>	
<b>6 Woodberry Down update</b>	Robin Smith provided Members with an update of the current situation in advance of their visit in June 06.	<b>B Cotton</b>	

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	BC to circulate a copy of the Cabinet forward plan for future Board meetings decisions ahead of the next Board meeting.		
<b>7 Improvement Plan</b>	Deferred to next months agenda		
<b>8 Value for Money</b>	<p>Derek Young provided an update on progress for the Value for Money project, including recommendations for reducing management costs, improving income collection, service delivery improvements and fostering a value for money culture amongst staff.</p> <p>DY to provide budget and finance reports to Board in July</p> <p>A fuller draft Business Plan will be delivered to the Audit and Finance Committee in June 06.</p> <p>The Business Plan will concentrate on the next 12 months particularly, and provide a direction for the next three years.</p>		
<b>9 Decent Homes Programme</b>	Deferred to next meeting		
<b>10 Any Other Business</b>	None		

Signed as a true record of this meeting \_\_\_\_\_ Chair Dated \_\_\_\_\_