



Hackney Homes Ltd

ITEM 4

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

On 26 January 2010 at 6.30 PM

Present	Board Members Rupert Tyson (Chair) Alice Burke (Vice-Chair) Jonathan McShane Samantha Lloyd Audrey Villas Linda Kelly Tom Tyson Afolassade Bright Andrew McMillan Joel Gordon	Hackney Homes Officers Charlotte Graves (Part) Neil Isaac Judith Morrison Neehara Wijeyesekera (Part) Robin Smith Christophe Tabi (Part) Malcolm Brewer Olaide Oyekanmi Jonathan Oxlade Sunil Desai	Stakeholder Representatives (Hackney Council) Tom Price Carol Hinvest James Probett Partners Elliot Brooks (Pinnacle) David Saxon (Mouchel) (Part) Members of the Public Muriel Gordon
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	Part A – Open to the Public	Action	Date
1. Welcome and Introductions	The Chair welcomed everyone to the meeting.		
Apologies	David Larkin, Pamela Lockley, Terry Edwards, Karen Dodds, Marie Photiou		
2. Declarations of Interests	None.		
3. Questions received from the public	The responses had been included in the papers and had also been posted on Hackney Homes' website. If further clarification was needed on anything, Board Members were asked to contact the relevant officers.		



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<p>4. Meeting of 16 December 2009</p> <p><i>Minutes of the meeting held on Monday, 16 November 2009</i></p> <p><i>Matters arising</i></p>	<p>As this meeting did not take place, Board Members had been asked to agree papers electronically which had now been done.</p> <p>The minutes of the meeting held on November 16 2009 were agreed as a true record and signed accordingly.</p> <p>7 <u>Presentation by Jackie Hopfinger and Cllr Patrick Vernon</u> The Board asked that a report be brought back to Board detailing the strategy for the on-going upkeep and maintenance of these schemes.</p>	<p>N Isaac/ J Paterson</p>	<p>June</p>
<p>6. Progress on Manor House Development</p>	<p>Owing to an emergency on one of our estates, the Chief Executive had been delayed and the Board agreed to take the CEO's report later in the agenda.</p> <p>The report was an information item which the Board noted.</p>		
<p>7. Financial Overview – Budget Monitoring 2009/10 and HH Budgets 2010/11</p>	<p>The Chair of the Audit & Finance Committee said that the Committee had sought assurances from Officers about communicating the position with the EI and 184 Budgets and was concerned that Officers at the Council, which was a key stakeholder in Hackney Homes, had not been informed of the position. There was also concern expressed by the Board about communicating the position to residents. Elliot Brooks said that the Director of Property Services had given a presentation to one of the Panels about the position and a full briefing was currently being worked on which would be communicated to all Panels. Neil Isaac said that projects which had been planned to be submitted this financial year, could be submitted in the next financial year.</p> <p>The Board asked how the 1% rent increase for Hackney at been arrived at as</p>		

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8. Progress on Decent Homes and Future Plans

other London Boroughs such as Lambeth had a percentage increase of 3.7. Neil Isaac said that a 1% increase was common amongst many of the London Boroughs and was as a result of the impact of the caps and limits imposed in the rent setting process. The formula was RPI + half a percent or £2 and this for Hackney meant an increase of £1 which worked out at @1%. The subsidy settlement in Hackney was comparatively generous.

The Board asked when the estimated service charge for leaseholders would be available. Neil Isaac said that it was not yet available as it would be based on this year's budgets. Judith Morrison said that the methodology of calculating the service charge was changing this year but that the estimates should be available in March. Neil Isaac said that there was a 0.9% reduction in service charges for Tenants.

The Board noted the report.

The Board asked that if there were to be additional stock surveys, Residents were helped to understand why these were taking place and the process should be kept as transparent as possible. Jonathan Oxlade said that there would not be a whole stock survey undertaken only surveys on the 6-7,000 homes which were not currently in the Decent Homes programme. Briefings would take place for those properties affected.

The Board was also anxious that accurate information was given to Residents and asked that Officers wrote to Board Members detailing the available funds for including properties in Decent Homes which had not been included at the outset of the programme. Board Members also wanted to understand the basis for inserting these properties into the programme now as such action may displace other properties currently in the programme. It was important that



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	<p>we had not made and did not make promises to Residents we could not keep. The Board queried the accuracy of the original surveys.</p> <p>Jonathan Oxlade said that the Decent Homes programme had been fixed when the Government agreed Hackney's application for ALMO status. It was recognised that since that time some properties would have deteriorated and Officers accepted that some of these should be included.</p> <p>The Board questioned how those properties which had been earmarked for demolition as part of regeneration programmes but which had now been brought back into the rental stock would be treated. Jonathan Oxlade said that there was a separate regeneration programme which was managed by the Council. Hackney Homes would undertake some interim repairs on this stock but these properties were not included in the Decent Homes programme.</p> <p>The Board asked that the list of non-Decent homes be re-circulated to the Board.</p> <p>The Board noted the report.</p>	<p>J Oxlade</p>	<p>Circulated 2 February</p>
<p>9. Hackney Homes Board Forward Plans</p>	<p>The Board noted the Plan and the fact that it was a working document and subject to change.</p>		
<p>5. Chief Executive's Report - Strategic Overview</p>	<p>Charlotte Graves apologised for not being present at the start of the meeting and explained that a person had fallen/jumped from one of our blocks and she had had to attend on site with the police and other Hackney Homes Officers.</p> <p>The overall position at Hackney Homes was reasonably positive. Charlotte</p>		



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	<p>Graves commended staff for their hard work gritting and salting during the big freeze. Towards the end of the cold weather, Hackney Homes had run out of salt/grit but we had used 100 tons of salt during this period compared with 40 tons last year. The cold weather had raised issues with non-adopted roads and the responsibilities of TMOs and some work on these areas was being undertaken to clarify matters.</p> <p>Hackney Homes was currently on a recruitment drive with the aim of reducing the number of temporary staff.</p> <p>The Housing Management Contracts Options Report had been deferred by the Council to the March Cabinet.</p> <p>The Chair of the Board asked that the excellent work undertaken by Christophe Tabi and his teams during the cold spell be noted for the record.</p> <p>The Board noted the report.</p>		
10. AOB	<p>There was no other business.</p> <p>The meeting closed at 7. 30pm</p>		
	<p>The date of the next meeting is TUESDAY 16 March at 6.30 pm.</p>		

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