



Hackney Homes Ltd

ITEM 3

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

On 26 July 2011 at 6.30 PM

Present	Board Members Rupert Tyson Alice Burke Audrey Villas Tom Tyson David Larkin Samantha Lloyd Mervyn Jones Susan Fajana Thomas Alex Russell	Hackney Homes Officers Charlotte Graves Jim Paterson Neehara Wijeyesekera Sunil Desai Judith Morrison (part) Martin Weaver (part) Martin Long (part)	Stakeholder Representatives (Hackney Council) Cllr Philip Glanville Ian Marriott
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	Part A – Open to the Public	Action	Date
1. Welcome/ Introductions Apologies	The Chair welcomed Susan Fajana Thomas, the newly appointed Council Board Member to her first meeting and everyone then introduced themselves. Karen Dodds, , Pam Lockley, Saleem Siddiqui		
2. Declarations of Interests	There were no declarations of interest.		
3. Presentation by Abigail Davies, CIH, Localism Bill and other housing matters	Charlotte Graves introduced Abigail Davies from the Chartered Institute of Housing and gave some context to the presentation. The Board asked whether in the CIH's view the Government realised the serious effects of their change proposals? Abigail Davies said that the Government did realise the potential effects on the elderly and vulnerable		



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which was why the benefit reforms only applied to people of work age. However, there were a number of issues which would pull in different directions and these needed to be thought through more carefully.

Given that private rented accommodation was very expensive, the Board asked whether the Government would put a cap on this. Abigail Davies said that currently, the private sector rental market had been allowed to find its own market levels but that may change.


The Board asked what Hackney's view was on flexible and fixed tenancies. Charlotte Graves said that the Council together with Hackney Homes were working on a tenancy strategy which would be published next year. An interim strategy was currently being agreed. Hackney Council wanted to remain with lifetime tenancies. The Board asked whether under-occupiers were being encouraged to downsize. Charlotte Graves said that this was something Housing Needs may have looked at.

The Board asked whether there was any likelihood of a change of direction in respect of Universal Credit. Abigail Davies said that the Government would be unlikely to climb down on this as it would mean a loss of face and the Government were very centred on individual responsibility. However, the issue of capping appears to have been brought in as an afterthought which had not been thought through in respect of other policies. There was a lot of behind the scene activity to find resolutions to this although it was probable that this activity would only result in a tweaking of the current proposals. The whole issue of Universal Credit was very complicated and it would be difficult for local authorities to come up with a one size fits all solution. Despite the fact that there may be considerable changes, local authorities and housing providers needed to address the matter rather than wait and see what the final

	<p>proposal looked like.</p> <p>The Board noted that the Localism Bill and Big Society meant that communities could become unsettled and as a housing provider, Hackney Homes was looking to build settled communities. Abigail Davies said that this was something that housing providers needed to watch out for.</p> <p>The Board asked what, in Abigail Davies' opinion, was Hackney Homes' biggest challenge in the light of these proposals. Abigail Davies said that the Benefit Reforms would provide the biggest challenge as many of the other proposed changes were optional. The Board asked what could be done to mitigate these risks. Abigail Davies said that robust demographic information was important as that would give Hackney Council and Hackney Homes a clear picture of their customers. The HRA reform was also a risk but risk assessments and planning around this reform were well in hand.</p> <p>The Chair thanked Abigail Davies for attending and said that the Board would return to the issues discussed at this meeting at a future Board.</p>		
<p>4. Minutes of the meeting held on 24 May 2011.</p> <p>Matters arising</p>	<p><u>Corrections</u> It was noted that Mervyn Jones had been in attendance at the last meeting.</p> <p>Estate Management on page 7 should read Estate Environment.</p> <p>With these corrections, the minutes of the meeting held on 24 May 2011 were agreed as a true record and signed accordingly.</p> <p>There were no matters arising.</p>		



HackneyHomes

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