



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 October 2010 at 6.30 PM

Present	Board Members Rupert Tyson Alice Burke Jonathan McShane Linda Kelly Tom Tyson David Larkin Joseph Oshikoya Mervyn Jones Samantha Lloyd Pam Lockley	Hackney Homes Officers Charlotte Graves Neil Isaac Jonathan Oxlade Sunil Desai Malcolm Brewer John Newton Roy Coeyne	Stakeholder Representatives (Hackney Council) James Probert LB Hackney Matt Clack Members of the Public Eric Cato	
		Part A – Open to the Public	Action	Date
1. Board and Vice Chair Election	<p>Neil Isaac said that Rupert Tyson was the only nominee for the position of Chair of the Board and as that was the case asked the Board Members if they were satisfied to elect Rupert Tyson as Chair of the Board for 2010/2011.</p> <p>The Board Members confirmed that they were and Rupert Tyson was duly elected as Chair of the Board for 2010/2011.</p> <p>Neil Isaac then handed the meeting over to the Chair</p> <p>Rupert Tyson thanked the Board for its support over the last year for its confidence in electing him into office for a further term.</p>			

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	<p>The Chair then said that the Board had previously agreed to move from having two Vice Chairs to one Vice Chair and as Alice Burke was the only nominee asked if the Board Members were satisfied to elect Alice Burke as Vice Chair of the Board for 2010/2011. The Board Members confirmed they were and Alice Burke was duly elected as Vice Chair of the Board for 2010/2011.</p> <p>Alice Burked thanked the Board Members for their support.</p>		
<p>2. Welcome/ Introductions</p> <p>Apologies</p>	<p>The Chair welcomed everyone to the meeting and introduced the two new Board Members, Mervyn Jones and Joseph Oshikoya who were attending this meeting as observers. The Chair then announced that the new Shoreditch Board Member had tendered her resignation owing to family commitments. The Board composition and governance arrangements would be discussed at the Standard & Ethics meeting to be held on 17 November 2010.</p> <p>Samantha Lloyd said that Cllr Saleem Siddiqui and Cllr Alex Russell had been appointed as the new Councillor Board Members at the Cabinet Meeting held on 25 October 2010.</p> <p>Karen Dodds</p>		
<p>3. Declarations of Interests</p>	<p>None.</p>		
<p>4. Questions received from the public</p>	<p>The questions received from Charlene Greenwood and the responses were noted. It was also noted that the question and response were available on Hackney Homes Website.</p>		



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<p>5. Minutes of the meeting held on Monday, September 20 2010 Matters arising</p>	<p>The minutes of the meeting held on Monday September 20 2010 were agreed as a true record and signed accordingly.</p> <p>There were no matters arising.</p> <p>Item 3 on the Part B Agenda was then taken and members of the public left the room.</p>		
<p>6. Comprehensive Spending Review</p>	<p>Neil Isaac updated the Board on the recently announced Government's Comprehensive Spending Review (CSR) and highlighted the key areas which would impact on Hackney Homes, namely, RTB Receipts, ALMO Credits, Decent Homes Programme, HRA Review.</p> <p>The Board asked what action Officers were taking to ensure that Residents were kept fully informed of any delays to the Decent Homes Programme as a result of the CSR. Charlotte Graves said that as the exact details were not yet known, it was proposed that a communications strategy on this would be prepared in conjunction with the Council. The Board agreed that it was important to wait until the position was absolutely clear before issuing any communications on Decent Homes to Residents.</p> <p>The Board asked whether the HRA would continue to be ring-fenced. Neil Isaac said that he had not heard anything to the contrary. The Board expressed concern that if rents increase this would have an impact on the benefit bills. Neil Isaac agreed that benefit bills would also increase but that if rents increased this, on balance, would generate more income. The Board queried whether the Government would also take any receipts from lease extensions. Neil Isaac said that this was not yet clear.</p>		

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The Board queried why a tenant's benefit would be affected if s/he had two unemployed adults also living in the home. Neil Isaac said that some of the benefit was to cover such things as fuel and water so therefore, any other adults living in the home would be expected to contribute to these living expenses from their benefit. It was still not clear exactly how some of the benefit changes would work.

The Board asked whether, given the lack of capital monies, a bigger disposals policy with the Council would be considered. Neil Isaac said that the conversation would be had with the Council in respect of the asset management strategy but that given the current economic climate, now may not be the best time to consider large scale disposals.

The Board said that Residents would be anxious generally about the affordability of their homes and some communication should be sent to reassure Residents. Furthermore, given the changes to benefit rules, it would be important to identify the larger households and the households with single people under the age of 35 as these groups were the ones most likely to be adversely affected.

It was noted that the Housing Benefit Teams at the Council were working through all the benefit issues and it was important for Hackney Homes' Officer to work alongside the Council in this.

Charlotte Graves said that despite the HRA review, Hackney Homes was still required to make significant savings in 2012/2013 and this may in turn impact on the required savings for 2011/2012. She stressed the importance of working closely with the Council on this.



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	The Board asked if regular updates could be provided on how the CSR was working out.	N Isaac	
<p>7. Chief Executive's Report -Strategic Overview</p>	<p>Charlotte Graves said that Officers were continuing to monitor closely the financial situation and the savings identified for this year were currently being implemented. It was important that alternative ways were considered when looking at delivering services to ensure that efficiencies and savings could be found.</p> <p>Hackney Homes was hosting the London and South East ALMO networking event this Saturday and there was a cultural event being held at Stoke Newington Town Hall on 27 October and the annual Residents Awards was taking place on 15 December.</p> <p>The strategic position with the Council was good. The Board asked Officers to ensure that the Council was kept involved in any Supply Chain Management Group matters.</p> <p>The Board noted the report.</p>		
<p>8. Board Actions yet to be implemented and not covered on this agenda</p>	<p>The Board queried the legal advice on compulsory gas safety checks for leaseholders. Charlotte Graves said that Officers had received legal advice on this but were minded to take a second opinion it had thrown up some unexpected matters. Furthermore, Hackney Homes would not necessarily take the route of compulsory gas safety checks for leaseholders as it could open up liabilities for both Hackney Homes and the Council if these failed to be enforced. The decision ultimately rested with the Council.</p> <p>The Board noted the action items for future meetings.</p>		



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<p>9. Financial Overview Report</p>	<p>Neil Isaac introduced the report and highlighted the key areas.</p> <p>The Board noted the report.</p>		
<p>10. Update on Board Composition</p>	<p>Tess Merrett said that the Board and Committee membership and composition would be discussed at the Standard & Ethics Committee. The Articles of Association had not been reviewed for some time and a review would take place over the next few months.</p>		
<p>11. AOB</p>	<p>Rupert Tyson reminded all Board Members to complete the self-assessment Board Questionnaire and to return this to Debby Ounsted by Friday 29 October.</p> <p>Rupert Tyson asked the Governance Manager to write to Cllr Feryal Demirci as she was now no longer a Board Member to thank her for all her hard work and contribution to Hackney Homes.</p> <p>The Meeting closed at 7.50 pm</p>		

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