



Hackney Homes Ltd

ITEM 4a

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

On 27th November at 6.30pm to 8.30pm

Present	Board Members Audrey Villas (Chair) Samantha Lloyd Audrey Villas Alice Burke Rupert Tyson Asim Bhattacharyya Brian Marsh Andrew Potter Marie Photiou Sharon Patrick Afolasade Bright David Larkin Karen Alcock Sandra Hall Linda Kelly	Officers Steve Tucker Susmita Noonan Gary Penticost Neil Isaac Alan Turner Trish Haill Dianne White Samantha Simms – Governance Team Kweku Quagraine – Governance Team Cheryl Ramsay – (Minutes)	Observers Stephen Tate – Hackney Borough Council Nimisha Patel – Hackney Borough Council Steve Edwards – Trade Union Rep Helen Toner – Trade Union Rep Residents Mr & Mrs Callaghan
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	Part A – Open to the Public	Action	Date
1. Apologies	David Curley.		
2. Declarations of Interests	None.		
3. Staff Presentation Ceremony	The Royal Society for the Prevention of Accidents (R.O.S.P.A) attended to present their Gold award to Hackney Homes for the refurbishment and		

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	maintenance of estate playgrounds. Hackney Homes Board Members conducted the ceremony (photographs were taken with the award winners).		
4. Questions from the Public	None.		
5. (a) Minutes of the last meeting 27th November 2006 and matter arising (b) Rolling Register	Agreed. Review Estates- Board requested a briefing by the council on the review estates.	ST	Dec 06
6. Chief Executive's Monthly Report	Steve Tucker advised the Board that the Hackney Homes Audit Commission Self Assessment will be submitted on 29 th January 2007. Steve Tucker informed the Board that Resident Participation / Satisfaction had risen significantly from 52% to 59%, in the last year and that satisfaction levels		

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	<p>amongst black and ethnic minority tenants had risen by a higher margin.</p> <p>Steve Tucker informed the Board that he would circulate the draft 30 page Self Assessment Document and list of evidence to all Board Members for their consideration / comment.</p> <p>Steve Tucker advised the Board that in the event that Hackney Homes did not obtain 2* and secure ALMO credits, Hackney Homes would work with the council to spread available resources to maintain investment.</p> <p>The Board requested subscriptions to Inside Housing.</p>	<p>Gov Team</p>	<p>By Dec 06</p>
<p>7. Improvement Plan</p>	<p>Susmita Noonan confirmed that there were 20 further Hackney Homes projects completed.</p> <p>Susmita Noonan informed the Board that as the Audit Commission Self Assessment documents are developed staff are being engaged in the process.</p> <p>Susmita Noonan confirmed that:</p>	<p>SN</p> <p>SN</p>	<p>Dec 2006</p> <p>Dec 2006</p>

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	<ul style="list-style-type: none"> • The Hackney Homes Audit Commission “Critical Friend” is Ms Debbie Ounstedd . • Ms Ounstedd will begin her review of the Hackney Homes documents in mid December 2006 and complete the assessment in January 2007; • The Hackney Homes Self Assessment documents will be submitted in draft format to both the Improvement Committee and the Hackney Homes Board. 	Imp Com / The Board	/ Jan 2007 TBC
<p>8. Decent Homes Programme</p>	<p>Alan Turner confirmed that 2 out of the 5 contractors had finished their Year one programme and that he was confident that Hackney Homes would meet its targets. Some work in Homerton Neighbourhood has been reallocated to other contractors.</p> <p>Alan Turner confirmed that the BVPI figure would refer to properties which met Decent Homes standard both externally and internally.</p>		
<p>9. Hackney Homes Domestic Violence Policy</p>	<p>The Board welcomed the Policy and commended officers for producing an excellent report.</p>		

10. Integrated Housing Management System (IHMS)

Dianne White gave a presentation based upon the IHMS report contained in the Board Agenda.

Dianne White confirmed that the Hackney Homes Audit & Finance Committee had considered this item and had instructed officers to conduct research and submit a detailed report for Committee and Full Board Members consideration and comment. She advised the Board that the IHMS Systems issue was due to be considered at the next Hackney Borough Council Cabinet Meeting in December 2006. Dianne advised the Board that the current system had been implemented in 1998 and therefore was due for replacement. Ms White informed the Board that the proposed IHMS System was scheduled for installation in December 2009.

Ms White asked the Board to consider the following:

- Comments / recommendations from Hackney Council (both the Council and Hackney Homes must approve the proposed system);
- OJEU Notice and Procurement issues

DoFeR

The Board discussed the presentation and requested a revised IHMS report which addressed the following issues:

- All options that are open to Hackney Homes;

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<p>11. Any Other Business</p>	<ul style="list-style-type: none"> • How the system will be developed around customer needs. • Value for Money analysis <p>Steve Edwards requested his statement made at the last Board meeting (30th October 2006) namely, that the Part A Agenda of Hackney Homes Board Meetings must:</p> <ul style="list-style-type: none"> • list all items contained in the Part B Agenda; • detail the reason for non disclosure for each Part B Agenda item; <p>be recorded in the Hackney Homes Board minutes of 27th November 2006.</p>	<p>Gov Manager</p>	
<p>12. Date of Next Full Board Meeting</p>	<p>18th December 2006 at 6.30pm to 7.30pm in The Director's Conference Room, 1st Floor, Christopher Addison House. Agreed.</p>		

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