



Hackney Homes Ltd

ITEM 5a

Part A Minutes of Board of Directors, held at Christopher Addison House, 72 Wilton Way, Hackney E8 1BJ.

On 29th January 2007 at 6.30pm to 8.30pm

Present	Board Members	Officers	Observers
	David Curley (Chair) Audrey Villas Samantha Lloyd Alice Burke Rupert Tyson Asim Bhattacharyya Brian Marsh Marie Photiou Sharon Patrick Afolasade Bright David Larkin Karen Alcock Linda Kelly	Steve Tucker Susmita Noonan Neil Isaac Samantha Simms – Governance Team Kweku Quagraine – Governance Team Cheryl Ramsay – Governance Team (Minutes)	Stephen Tate – Hackney Borough Council Nimisha Patel – Hackney Borough Council Steve Edwards – Trade Union Rep Helen Toner – Trade Union Rep

	Part A – Open to the Public	Action	Date
1. Apologies	Apologies from Andrew Potter. Sandra Hall did not attend.		
2. Declarations of Interests	None.		
3. Questions from the Public	None.		
4. (a) Minutes of the last meeting 18th December 2006 and matter arising	Amendments were proposed to the Full Board Part A Minutes of the 18 th December 2006 and the Full Board Part A Minutes of the 27 th November 2006.		

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<p>(b) Rolling Register</p>	<p>The Governance Team will distribute both sets of amended minutes to all Board Members before the next Hackney Homes Full Board Meeting (26th February 2007).</p> <p>Noted.</p>	<p>Gov Team</p>	<p>Before 26th February 2007</p>
<p>5. Chief Executive's Monthly Report</p>	<p>3.1 Background</p> <p>Steve Tucker stated that key priorities for Hackney Homes during January 2007 were the preparation of the Business / Budget Plans 2007/08 and Audit Commission documents.</p> <p>Steve Tucker reported that Hackney Homes had made a saving of £4,000,000 this was more than the medium term financial forecast requirement and that this saving item would be discussed at the next Hackney Homes Full Board Meeting (26th February 2007).</p> <p>4.0 Performance</p> <p>Steve Tucker advised that the Hackney Homes Budget document highlighted the following:</p> <ul style="list-style-type: none"> • a saving of £763,000; • a delegated budget saving of £2,000,000 (primarily due to a significant increase in leasehold services and rent collection); • a capital budget forecasted saving of £700,000 against a total planned budget of £87,500, 000. <p>5.0 Governance Issues</p> <p>The Governance Team have introduced a number of measures designed to improve services to and communication with Board Members. As well as using email as a form of communication the Governance Team collates hard copy documents and sends material via post every Friday afternoon.</p>		

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	<p>Board Members informed officers that they had not received the Governance Team post last week.</p> <p>The Board requested the Governance Team to enquire into why Members had not received their Governance Team post.</p> <p>6.0 Resident Engagement</p> <p>An Ipsos Mori survey (topline results) was commissioned in the summer to assess tenant satisfaction within Hackney. This produced the following results:</p> <ul style="list-style-type: none"> • 70% (previously 39%) of tenants felt that they were kept informed; • 76% (previously 47%) of tenants felt that their views were taken into account; • 81% satisfaction rate with regards completed repairs; • 53% of tenants were satisfied with opportunities for participation in decision-making; • 59% (previously 50%) of tenants are satisfied with the overall level of service. <p>7.0 Decent Homes and Regeneration</p> <p>Steve Tucker advised that the Decent Homes Regeneration headline expenditure performance was good and that all Neighbourhoods expected to achieve their target spend in full.</p> <p>Steve Tucker stated that:</p> <ul style="list-style-type: none"> • West Haggerston and Kingsland Estates had been successful in their Gap Funding applications; • Resident liaison and support arrangements have been successfully implemented in the Kings Crescent and West Haggerston Estates; • The final phase of the Holly Street Estate regeneration had begun. 	<p>Gov Team</p>	<p>Before the next Full Board (26th Feb 07)</p>
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	<p>Neil Isaac brought to the Board's attention the possible implications of capital and revenue under / over spends on the 2007 / 08 budget.</p> <p>The Board instructed Neil Isaac (Hackney Homes Director of Finance and Resources) to maintain a watching brief concerning regeneration savings.</p> <p>9.0 Woodberry Down Regeneration Scheme</p> <p>Planning permission was being sought from the Hackney Council Planning Department concerning the Woodberry Down Scheme.</p>	<p>NI</p>	<p>Ongoing</p>
<p>6. (a) Business Continuity Plan - Report</p> <p>(b) Business Continuity Plan - Policy</p>	<p>Noted.</p> <p>Approved.</p>		
<p>7. (a) Email / Internet - Report</p> <p>(b) Email / Internet - Policy</p> <p>8. Improvement Plan Update</p>	<p>Noted.</p> <p>Approved subject to consultation with the Hackney Homes Trade Unions.</p> <p>Susmita Noonan confirmed that 6,000 records concerning tenant vulnerability had been entered onto the Hackney Homes systems.</p>	<p>NI / DOC</p>	

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	<p>Susmita Noonan informed the Board that, after initial feedback, the revised Tenant Participation Consultation Report was in progress.</p> <p>Susmita Noonan confirmed that file management audits were being conducted in 3 neighbourhood offices and that the 1 day audit sessions consisted of managers “sampling” office files.</p> <p>The Board requested weekly updates concerning file management audit sessions.</p> <p>Susmita Noonan advised that there was an Aids and Adaptations Policy which had been agreed between Hackney Homes and Hackney Council. Hackney Council were aware that the Audit Commission would interview Hackney Council Aids and Adaptation officers during the Hackney Homes Audit Commission Inspection in March 2007.</p>	<p>SN</p>	<p>Weekly emails to Board Members as of 5th Feb 2007</p>
<p>9. Decent Homes Programme Report and appendices (a – c)</p>	<p>Noted.</p>		
<p>10. Any Other Business</p>	<p>None.</p>		
<p>11. Date of Next Full Board Meeting</p>	<p>26th February 2007 at 6.30pm in The Director’s Conference Room, 1st Floor, Christopher Addison House. Agreed.</p>		

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