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|  <p>HackneyHomes In partnership with  Hackney Council</p> | <p>Hackney Homes Ltd</p> <p>Part A minutes of Board of Directors, held at Christopher Addison house, 72 Wilton Way Hackney E8 1BJ</p> <p>On 29 June 2009 at 6.30PM</p> | <p>ITEM 4</p> |
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| Present | <p>Board Members</p> <p>Rupert Tyson (Chair) Alice Burke (Vice-Chair) Brian Marsh Karen Dodds Feryal Demirci Jonathan McShane Samantha Lloyd Audrey Villas Marie Photiou</p> | <p>Hackney Homes Officers</p> <p>Charlotte Graves Neil Isaac Gary Penticost Neehara Wijeyesekera Sunil Desai Neil Vokes</p> | <p>Stakeholder Representatives (Hackney Council)</p> <p>Michelle Patterson</p> <p>Housing Partners</p> <p>John Ferman (Pathmeads) John Newberry (Mouchel)</p> <p>Member of the Public</p> <p>Eric Gato</p> |
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| | Part A – Open to the Public | Action | Date |
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| <p>1. Welcome/Apologies/ Introductions</p> | <p>Apologies were received from the following:</p> <ul style="list-style-type: none"> • Asim Bhattacharyya • Danny Sutcliffe • Afolasade Bright • Linda Kelly • Terry Edwards • Judith Morrison • Elliot Brooks • Alan Turner • Tom Hunt | | |

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| 2. Declarations of Interests | None. | | |
| 3. Questions from the Public | <p>Questions had been received from David White, Clapton Panel Member and both these and the responses had been included in the Board Papers. Gary Penticost would be sending some further information to David White.</p> <p>The Board welcomed the idea of community artists but recognised that there may be a value for money issue. Gary Penticost said that David White had made some good suggestions and these would be reviewed to see what could be implemented.</p> | G Penticost | |
| 4. Minutes of 20 April 2009 (Part A and matters Arising | <p><u>Minutes of 18 May 2009 (Part A)</u> The minutes were agreed as a true record and signed accordingly.</p> <p><u>Matters arising from the Hackney Homes Board Meeting Minutes of 18 May 2009</u></p> <p><u>6. Chief Executive's Report</u> Neil Isaac said he was in discussion with the Council about rolling the underspend on the 184 Budget forward.</p> | N Isaac | |
| 5. Report back from the Audit & Finance Committee, Service Improvement Committee and HR Committee | <p>As Terry Edwards and Danny Sutcliffe had both sent their apologies for this meeting, there was no verbal feedback from the Audit & Finance Committee Meeting and the Service Improvement Committee Meeting. The Governance Manager would in future circulate the draft Committee Minutes to Board members. However, as these minutes were Part B business, they would be circulated separately from the Board papers.</p> <p>Alice Burke, Chair of the HR Committee reported that as the meeting had not</p> | T Merrett | With immediate effect |

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| | <p>been quorate, it had not taken place. However, she had met with the Head of HR to discuss sickness levels and reported back that a new system had now been implemented which flagged up potential long term sickness problems. This in turn allowed Managers to invoke the procedures for managing sickness earlier in the process. The Board asked whether the issues surrounding long-term sickness had been resolved. Alice Burke said that there were now only 4 cases of long-term sickness and Managers had received training in dealing with long-term sickness.</p> <p>The Board then discussed the issue of non-quorate meetings and the Chair stressed the importance of letting the Governance Team know as soon as possible if they were unable to attend a meeting. The Chair of the HR Committee said that she was now meeting with the Head of HR one month before the scheduled HR Meeting to discuss the draft agenda. She would then seek the Committee Members' views as to whether the meeting should go ahead.</p> <p>The Governance Manager would undertake a review of the functions, purpose, membership and number of Committee meetings to assess what scope there was to amend their purpose and to evaluate whether in fact the business currently dealt with by Committee could be dealt with by the Board.</p> | <p>T Merrett</p> | <p>Nov/Dec</p> |
| <p>6. Chief Executive's Strategic Overview</p> | <p>Charlotte Graves introduced the report and highlighted the proposal to set up a Leaseholder Advisory Group comprising leaseholder and freeholders who pay service charge across the borough. This would complement the Leaseholder Forum. The proposal was welcomed as the Leaseholder Forum</p> | | |

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| | <p>in the timetable for stock transfer as the transfer required approval by the Secretary of State. However, it was also highlighted that if the ballot took place later in June/July 2010 rather than January 2010, it would give more time for consultation.</p> <p>The Board asked what the consultation period was for the offer document. Neil Vokes said that consultation on the offer document had already started and would complete in August. Once completed, the formal notes from the consultation would form part of the negotiations between Hackney Homes/LBH/Genesis and WDCO. The negotiations would take a month and would result in an offer from the Council to the residents.</p> <p>The Board noted the report.</p> | | |
| <p>7. End of Year Financial Overview and Budget Update</p> <p>8. Alternative Venues for Meetings</p> | <p>The Board noted the report.</p> <p>Tess Merrett introduced the Report. The Board considered still considered the proposal a good idea but asked that some other areas of the Borough, such as Shoreditch be considered. It was suggested that perhaps one in every four meetings could be in a venue somewhere in the Borough. The Board asked that on those occasions when the meeting took place outside Christopher Addison House, the Agenda was kept very light to allow time for Board Members to speak to the local residents. It was also important to ensure that the area was well leafleted to allow Residents to know that the Board Meeting was taking place.</p> | | |



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9. Update on Decent Homes Programme

Board Members would send Tess Merrett some further suggestions and these venues would be visited.

The Board asked whether there was any possibility of the stock condition survey being reassessed.

A full stock condition survey would require additional resources and Council approval before we could commence further.

Background

The original surveys, upon which all Decent homes programmes were based were sample surveys carried out in 2003. Social landlords with significant stock recognised the impracticality of getting 100% of homes inspected/surveyed internally and relied on sampling (in our case 10% of the stock). The results of the sample inspections were tested on the ground with managers, maintainers and resident representatives as long ago as 2003/4 and data on surveyed units data was cloned to other units in the block.

Bearing in mind the nature of the assessment we found that upon detailed inspection some units which failed, based upon the sample surveys did not in reality fail and it enabled us to replace them with units where the opposite was true. The programmes of work had always been **notional** programmes based upon the sample therefore and were all subject to a detailed survey to confirm their place in the programme or otherwise.

As we come towards the end of the Decent Homes Programme there would

Gary Penticost/Alan Turner



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| <p>10.AOB</p> | <p>inevitably be increasing demands for the inclusion of additional blocks as non-decent but in reality many of them would exceed what was in fact a low decency benchmark and would be dealt with after 2012. There were around 21,000 homes where the kitchens and bathrooms were at the end or nearing the end of their useful lives. Decent Homes funding could only be expended upon those which fail the <u>minimum</u> standard and this applied to only 7,000 homes, the remaining 14,000 will have to await resources beyond 2012.</p> <p>The Council had approved the resources available and now had to approve the spend. Charlotte Graves said that the Council had been very helpful with this programme.</p> <p>Charlotte Graves said that Alan Turner had decided to retire in the Autumn. He would be very much missed.</p> <p>The Board asked for an updated on EIA Kitchens & Bathrooms. An information note would be sent round.</p> <p>In response to a question by Mr Cato, Neil Isaac said that members of the public could submit questions for the Board and this was more appropriate than putting questions to the AGM as the only member of the Company was the Council.</p> | | |
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The Meeting Closed at 7.30 pm

**Date of next Board Meeting: Monday 27 July 2009 at 6.30 pm
Christopher Addison House**

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