



Hackney Homes Ltd

ITEM 4

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

On 29 November 2010 at 6.30 PM

Present	Board Members	Hackney Homes Officers	Stakeholder (Hackney Council)	Representatives
	Rupert Tyson Alice Burke Jonathan McShane Tom Tyson (part) David Larkin Joseph Oshikoya Mervyn Jones (part) Samantha Lloyd Alex Russell (part) Saleem Siddiqui Karen Dodds	Charlotte Graves Neil Isaac Jonathan Oxlade Sunil Desai Neehara Wijeyesekera Olaide Oyekanmi Jim Paterson Alex Jarosy	James Probert Carol Hinvest Members of the Public Eric Cato Cynthia Diminieux Rebecca Freeman Unions Helen Toner Steve Edwards	

	Part A – Open to the Public	Action	Date
1. Welcome/ Introductions	The Chair welcomed everyone to the meeting and everyone introduced themselves.		
Apologies	Linda Kelly, Pam Lockley		
2. Declarations of Interests	None		
3. Questions received from the public	None		
	As members were struggling to get to the meeting as a result of a tube strike, the meeting was not yet quorate. Item 5 was therefore taken on the agenda.		



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5. Update on CSR, Impact for Hackney Homes, Decent Homes, HCA Consultation Paper

Jonathan Oxlade gave a presentation on the HCA Consultation Paper and the impact for Hackney Homes.

The Board asked whether the Government would share the monies available equally among those bidding for it. Jonathan Oxlade said that as yet no indication of how the money would be allocated had been given. Neil Isaac said that the Mayor of London had put a case forward for London to receive half of the available monies. The Board asked what impact the recent announcements had on the 2010/2011 Decent Homes Programme. Jonathan Oxlade said that the 2010/2011 Programme would complete according to resources. The Board asked what plans were being made for the future Decent Homes Programme. Neil Isaac said that Officers would be in discussions with the Council on all future programmes including Decent Homes. Charlotte Graves said that the announcement on Decent Homes was very recent and officers would also have discussions with the Council to agree a communications statement for Residents on this. The Board said that although it was important that Residents were informed of the situation sooner rather than later, it was equally important to have all the full facts available before any statement was made. The Board asked if a briefing note could be prepared for Board members however to assist them with any immediate questions Residents may ask of them.

Coms/LBH

ASAP

	The Board noted the presentation.		
<p>4. Minutes of the meeting held on Monday, October 26 2010 Matters arising</p>	<p>The meeting was now quorate</p> <p>The minutes of the meeting held on 26 October 2010 were agreed as a true record and signed accordingly.</p> <p><u>Matters Arising</u></p> <p><u>HRA/Community Development</u> Neil Isaac said that he had discussed this with LBH Finance and the use of the HRA for Community Development was not deemed appropriate. However, he would speak to Legal.. The item would be added to the items for future action.</p>	<p>N Isaac</p>	<p>17.1.10</p>
<p>6. Chief Executive's Report - Strategic Overview</p>	<p>Charlotte Graves introduced the report and highlighted the following</p> <ul style="list-style-type: none"> • Staff were spending a considerable amount of time working on the recent Government announcements • Various events had taken place recently such as the cultural event at Stoke Newington Town Hall for which Charlotte Graves extended her thanks to Linda Kelly for organising this a leaseholder event, an Irish Traveller awareness session and various Black History Month events • There were some on-going technical problems at the Call 		

	<p>Centre. These were not related to Project Excellence but were existing issues which were also shared by the Council.</p> <p>It was noted that RLG members had been working with Hackney Youth with a view to setting up an RLG for Youth.</p> <p>A question time session had been held in Stoke Newington and this had provided an opportunity for Officers to hear what Residents had to say.</p> <p>The Board noted the report.</p>		
<p>7. Board Actions yet to be implemented and not covered on this agenda</p>	<p>The Board noted the action items for future meetings.</p>		
<p>8. Business Critical Performance Summary Quarter 2 – 2010/11</p>	<p>The Board noted the report.</p>		
<p>9. Financial Overview Report</p>	<p>Sunil Desai introduced the report. The Board queried the figures in paragraphs 1.2 and 4.3. Sunil Desai said that the figures in paragraph 1.2 referred to Hackney Homes' delegated budgets whilst the figures in paragraph 4.3 were the overall repairs and</p>		

	<p>maintenance figures.</p> <p>The Board noted the report.</p>		
<p>10. Board Member Code of Conduct and Investigation Procedure for Alleged Breaches under the Code</p>	<p>Tess Merrett introduced the report and drew the Board's attention to an email from David Larkin suggesting some amendments to paragraph 8 – Financial Obligations. The Board considered the timescales included in the paragraph as well as the suggested amendments. There was a difference of opinion in respect of timescales but the Board agreed that Board Members in arrears of rent, service charge or council tax or any other arrears should not be treated any differently from Residents in the same position. The Board asked Tess Merrett to re-draft this paragraph and to circulate it to Board Members for agreement. A corresponding re-draft would need to be made to the Investigation Procedure for Alleged Breaches under the Code.</p> <p>Subject to the Board agreeing the re-drafted paragraphs, the Board agreed the Code of Conduct for Board Members and the Procedure for Alleged Breaches under the Code.</p>	<p>T Merrett</p>	<p>December</p>
<p>11. Board Composition Update</p>	<p>Tess Merrett introduced the report. The Board asked how Hackney Homes could ensure that the next resident election process did not result in the same outcome as had happened in Shoreditch this year. Neil Isaac said that Officers were reviewing the procedure to see how it could be made more robust.</p>		

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	<p>The Board agreed</p> <ul style="list-style-type: none"> • To appoint Audrey Villas to hold office as a Board Member to fill a casual vacancy as set out in Article 17 and to hold such office until the next annual general meeting. • That Members of a Committee should elect the Chair of that Committee from one of their number • That for the time being, the term of office for a Chair should not be time limited. 		
<p>12. AOB</p>	<p>Rupert Tyson presented Alice Burke with a bouquet in recognition of her achievement in winning the Social Landlord Crime and Nuisance Group award The Board added their congratulations. The meeting closed at 7.40 pm.</p>		

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