

PART 1

BOARD MEETING



Minutes of Meeting held at 5:15 pm 18th October 2007 at Little Aynam House, Kendal

Present: John Stanton – Chair
Paul Jones
Joan Chadwick
John Short
David Vatcher
Robin Brown
Peter Bland
Graham Donning

Officers: David Stubbs
Peter Thomas
Sue Boulton

Apologies: Mary Dowling – Vice Chair
Christine Chadwick
Garry Ronson
Ron Pritchard
Peter Thompson

NO	<u>TITLE OF MINUTE</u>	ACTION
	The Chairman commenced the meeting by thanking the Directors for voting him back on as Chairman of the Board and also for voting back on Mary Dowling as Vice Chair.	
	The Chairman reported that Gwen Murfin had tendered her resignation this week and that Gwen was now interested in joining Tenants' Committee. The Chairman would be formally writing to Gwen to thank her for all her efforts on behalf of the company.	JS
	The Business Support Manager confirmed that David Vatcher had been nominated as Director by SLDC. The Board was asked to ratify the election of David Vatcher as Director.	
	Resolved:- That David Vatcher be ratified as Councillor Board Director	
533	MINUTES OF LAST MEETING	
	Minute 528: Peter Bland, Tenant Board Director should be ratified as Director at the next AGM	
	Subject to this amendment the minutes were accepted as a true record of the proceedings.	
534	MATTERS ARISING	
	A question was raised as to whether there had been any interest in the	

advertisement for a Tenant Board Director placed in the September Homefront newsletter. The Business Support Manager replied that there had been one applicant and an interview was being set up for next week with a view to accepting this member onto Tenants' Committee for one year with the option of standing as Tenant Board Director at the next AGM.

At the next Tenant Committee on 7th November Ron Pritchard would be nominated back onto the Board as Tenant Board Director.

535 REPORTS FROM TENANTS' COMMITTEE

John Short reported that he now attended the Community Overview and Scrutiny Committee and Sherralyn Clement and Margaret Pritchard attended the Resources Overview and Scrutiny Committee.

536 DRAFT BUSINESS PLAN

The Chief Executive reported to the Board the outcome of the Cabinet meeting and said that SLDC were fully supportive for the additional funds which included the introduction of workflow management, funding for Choice Based Lettings and support for the development of Asset Management. A consultant, Andrew Thomas, highly regarded by CIH, had been now appointed to prepare the Asset Management Strategy commencing on 5th November. There was a need to 'accelerate the pace of change'.

Robin Brown asked what the feedback was from Overview and Scrutiny Committee and the Chief Executive replied that SLDC were most supportive and he had reassured the Committee that additional resourcing would deliver the required outcome. Mike Schirwing had attended this meeting too and commended SLDC on their constructive and challenging approach.

The Chief Executive reported on behalf of the Vice Chair that the Business Plan needed more emphasis on performance management and appraisal and that SLH needed to show how it was going to lead change and performance manage objectives.

PT

Robin Brown asked if the Plan had been accepted with vigour or whether it was about being driven. The Chief Executive replied there had been a number of meetings with staff taking ownership of the plan and it was the responsibility of the management to lead and drive the change. The Personal Performance Plans had now been introduced to each member of staff with clear reference to key objectives and individual objectives.

The Director of Operations reported that evidence gathering was now taking place with meetings being properly recorded etc and various plans were now readily available. A number of focus groups were being organised.

Paul Jones congratulated the Chief Executive on an excellent document and asked if the financial constraints over the past 2 years since attaining the 2 stars were a factor. The Chief Executive replied that market testing of repairs, pay cuts and lack of investment in ICT development had inevitably affected progress.

Paul Jones also spoke about LSVT (Large scale voluntary transfer), which had been mentioned at the Stakeholder Conference and referred to in the Business Plan. This strategic option would need reviewing.

The Chief Executive commented SLH had initiated the process and that these strategic options were for the Board and tenants to develop and ultimately for SLDC to make a decision.

RESOLVED:- That the Board approve the strategic objectives and improvement plan contained within the 2007 Business Plan.

537 DELIVERY PLAN PROGRESS

Graham Donning asked what the colours represented on the HQN recommendations check list and the Chief Executive explained that green referred to 'task completed' and yellow that the task was deliverable before April.

On the first task of Delivery Plan re-word appraisal to meeting

HL

RESOLVED:- That the Board note progress against the Delivery Plan.

538 TENANCY AGREEMENT

The Director of Operations reported that the draft Tenancy agreements had been sent to the Consultant Mike Schirwing for his input and the handout at the meeting highlighted his proposed amendments. The Director of Operations added that a Sub Committee via Tenants' Committee would discuss the final document and the final document would then be issued to tenants for consultation.

RESOLVED:- That subject to the amendments agreed with legal services and views taken into account of our consultant the revised introductory and secure tenancy agreements be sent to the Council for adoption and submission to the proper legal procedure for tenancy variation as set out in the Housing Act 1985.

539 CUMBRIA SUB-REGIONAL CHOICE BASED LETTINGS SCHEME

The Director of Operations reported that an emergency meeting had been held as one of the authorities had pulled out of the scheme leaving 3 Local Authorities - Carlisle, Eden and SLDC. This was disappointing but not a 'fatal blow' to the scheme.

The Chief Executive commented on behalf of the Vice Chair that it would result in a longer time scale and the Director of Operations replied that there was a lot of work to do, but with the most up to date detailed timetable (emailed earlier in the week) the CBL scheme would be in place prior to the Government's recommended date.

John Short added that there was general approval from Tenants' committee and it was obviously more cost effective than SLH trying to progress the scheme on its own.

RESOLVED:- That SLH's involvement in the development of a sub-regional choice-based lettings scheme for Cumbria be approved in principle and that SLH agree to contribute towards the set up costs of introducing a Cumbria-wide scheme along with the other partners as detailed in the most recent bid document.

540 CONTRACT MONITORING REPORT

The Director of Operations was pleased to report that work had now finished at Summerlands. Robin Brown asked about the final costings and the Director of Operations said that this was now being worked out by NPS and would go reported to SLDC in November.

RESOLVED:- That the Board note progress to date.

541 FINANCE & PROCUREMENT MINUTES

ACTION

RESOLVED:- That the minutes be accepted,

542 ANY OTHER BUSINESS

None.

543 DATE OF NEXT MEETING

15th November 2007 at Little Aynam House, Kendal