

PART 1
BOARD MEETING



Minutes of Meeting held at 5:15 pm
25th January 2007 at Little Aynam House, Kendal

Present: John Stanton – Chair
Mary Dowling – Vice Chair
Ron Pritchard
David Vatcher
Robin Brown
Peter Thompson
Joan Chadwick
Graham Donning
Gwen Murfin

Officers: Helen Lawler
Sue Boulton
Peter Thomas
David Stubbs
Garry Ronson

Apologies: John Short
Kathy Sykes
Brenda Gray

NO	<u>TITLE OF MINUTE</u>	ACTION
	<p>Helen Lawler gave a presentation on the Strong and Prosperous Communities Local Government White paper whose main aim is to empower local communities. Helen Lawler outlined the implications for SLH partnership working with other bodies and pointed out that in order to gain extra funding, partnerships between other agencies had to be proven. There appeared to be no direct threat to the continued existence of SLH. The Chief Executive added that these changes strengthen our position and enable us to become more effective in the community.</p> <p>The Vice Chair thanked Helen for the presentation and said it had been very useful and will help SLH work on our 3 stars objective.</p>	
444	MINUTES OF LAST MEETING	
	<p>The minutes were accepted as a true record of the proceedings.</p>	
445	MATTERS ARISING	
	<p>There were no matters arising.</p>	
446	REPORTS FROM TENANTS' COMMITTEE	
	<p>There was nothing to report.</p>	
447	QUARTERLY PERFORMANCE REPORTS	
	<p>Resolved:- That the Directors note company performance for quarter 3, 2006/07.</p>	

The Chief Executive gave a presentation on the 2007/08 Management Fee and thanked the Directors involved whose contribution was very beneficial to the discussions. In this critical area of resource allocation John Short was able to make some telling points on behalf of tenants. SLDC had adopted a supportive approach despite the financial restrictions they face and whilst not all of the aspirations could be met, as a whole the outcome was better than anticipated. Robin Brown added that the company can still look at its 3 star objective. The Chair questioned the reserves set by SLDC and the Finance Director replied that SLH had been able to offer a contribution in this financial year which meant that the amount they would require to recover next year was reduced.

The Vice Chair questioned the reduction of £195K for revenue repairs and the Chief Executive replied the reduction would be made principally by reducing painting contracts which was not too critical in terms of render painting, but this was going to be reviewed in preparing next years budget.

The Vice Chair congratulated the team on negotiating a Management Fee to a success.

The Chief Executive added that he had been invited to attend Cabinet on 31st January to give a presentation on the contribution South Lakes Housing can make towards the Council objective of local needs housing.

449 MANAGEMENT ACCOUNTS – PERIOD 8

The Director of Finance anticipated an underspend on budgets in all areas which meant that there should be a sufficient surplus to clear the deficit from the previous 2 years.

RESOLVED:- That the Board note the financial position of the company as at November 2006.

450 CONTRACT MONITORING REPORT FOR MAJOR CAPITAL AND REVENUE PLANNED MAINTENANCE SCHEMES APRIL 2006-MARCH 2007

A discussion took place as to the replacement of the Summerlands septic tank, to which the Director of Operations said that the preferred option was option 2. Costs of the replacement would have to be re-couped primarily from the owner occupiers. The Director of Operations added that from a legal position owner occupiers had to contribute and it was SLH's duty to inform them of the payment. The Director of Operations said that the fact that all properties were served by a septic tank would have been well known to purchasers of ex council properties as there was already a charge for emptying the septic tank. This new scheme was to be implemented by the end of April 2007. The Director of Operations had asked Helen Smith, SLDC to give guidance on how to recoup the money which could result in a charge on the property when sold or paying a fixed amount over a number of years.

451 EQUALITY AND DIVERSITY ANNUAL REPORT

Ron Pritchard commended the achievement of 89% on the return of the Equality & Diversity questionnaires. Helen Lawler said Lisa Maguire, Performance Officer was to be thanked for all her hard work. The Vice Chair added it was a good piece of work and would help towards attaining 3 stars.

RESOLVED:- That the Board note the progress made with Equality & Diversity issues and approve the priorities set for 2007-08.

452 FINANCE & PROCUREMENT MINUTES AND INFORMATION SHEET

ACTION

The Chair asked if progress had been made with regard to funding for Gowan Lea. The Director of Operations replied that SLDC had been successful in obtaining funding.

RESOLVED:- That the minutes be accepted.

453 ANY OTHER BUSINESS

Peter Thompson raised the question of the vacancy of the Independent Board Director. The Business Support Manager said that 15 local businesses were targeted before Christmas and there had been no response. An advertisement was now being placed in tomorrow's Westmorland Gazette for an Independent Director.

It was suggested that an interview panel be set up to deal with this appointment comprising of

Joan Chadwick – Tenant Representative
Gwen Murfin - Councillor
Mary Dowling- Independent

Robin Brown was nominated as substitute.

The Chief Executive said that South Lakes Housing was in the running for a national award after receiving a letter this week from the Considerate Constructor Scheme. The Business Support Manager added that SLH had won a CBEC award in recognition of support given to schools and young people.

456 DATE OF NEXT MEETING

Board Directors agreed to reschedule the next board meeting to Thursday 15th March 2007 at Little Aynam House, Kendal