

Minutes of Meeting held at 5:15 pm 26 January 2006 at Little Aynam House, Kendal

Present: John Stanton – Chair
Mary Dowling – Vice Chair
Ian Metcalfe
Ron Pritchard
John Short
Gwen Murfin
Chris Jones
David Vatcher
Robin Brown
Peter Thompson
Joan Chadwick

Mark Glinwood – Insight HR Consultancy & Management

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

Apologies: John Stewart
Charles Batteson

NO	<u>TITLE OF MINUTE</u>	ACTION
	<u>PART 1</u>	
0341	MINUTES OF LAST MEETING	
	The minutes were accepted as a true record of the proceedings.	
0342	MATTERS ARISING	
	None.	
0343	REPORTS FROM TENANTS' COMMITTEE	
	The Vice Chair thanked the Tenants' Committee for hosting a successful Xmas event.	
	John Short reported that there had been a discussion on the Council's proposal to increase points for homelessness. There were concerns about the implications for the general waiting list. A report will be sent from Tenants' Committee.	
	It was suggested that a training session on the whole issue of allocations be set up after the Policy Committee has considered the reviewed policy.	HL

0344 FINANCIAL ACCOUNTS PERIOD 8

RESOLVED:- That progress be noted.

0345 DELIVERY PLAN SUMMARY & PROGRESS REPORT

RESOLVED:- That the financial position and actions undertaken by the company be noted.

0346 DELIVERY PLAN 2006/07

The Chief Executive emphasised there was no funding yet for choice based lettings and ICT investment. In the absence of growth funding from the Council, these would have to be funded from efficiency savings.

Chris Jones asked if it is realistic to leave in the choice based lettings (CBL) and common housing register. Head of Housing replied that CBL could still be done by a low cost method but that a proper website system was preferable. He agreed that the common housing register had had a mixed response from other RSL's. Chris Jones also recommended adding into Section 9 the positive advantage of sharing with the police over ASBO's.

DS

RESOLVED:- That the Board approve the 2006/07 Delivery plan.

0347 ENVIRONMENTAL BRONZE AWARD

RESOLVED:- That the success with the award be noted.

0348 TENANTS INSURANCE

The recent presentation to the Tenants' Committee was reported on and concerns expressed over schemes being limited and expensive. The Tenants' Committee had resolved to accept Option 1.

RESOLVED:- That the Head of Housing Services be authorised to appoint Northern Housing Consortium accepting the quotation shown as Option 1.

DS

0349 POLICY REVIEW

RESOLVED:- That the reviewed Rents and Service Charges Policy and Repairs Maintenance and Improvements Policy be adopted.

0350 CONTRACT MONITORING

RESOLVED:- That progress be noted.

0351 INVESTORS IN PEOPLE AWARD

RESOLVED:- That the achievement of Investors in People standard be noted.

0352 FINANCE & PROCUREMENT COMMITTEE MINUTES

RESOLVED:- That the minutes be accepted.

0353 HR COMMITTEE MINUTES

RESOLVED:- That the minutes be accepted.

0354 POLICY COMMITTEE MINUTES

RESOLVED:- That the minutes be accepted.

0355 ANY OTHER BUSINESS

Attendance at Tenants' Committee

The Chair recommended that the Chair and Vice Chair attend the Tenants' Committee once per quarter.

This was agreed.

Norfolk Property Services

The Chief Executive reported on the Council's negotiations with NPS for providing design services to SLH for the Decent Homes programme. He explained that SLH had not been involved to date. However he believed that recent discussions have added clarity to SLH's position and responsibilities with regard to the DHP and that the Council agrees SLH needs genuine management freedom to procure its own support services. The arrangements with NPS may appear to be beneficial and this should be the subject of further discussion.

Peter Thompson asked whether the Council had procured the services of NPS through competition to which Robin Brown replied it had not been necessary.

The Vice Chair asked whether the proposed 5 year commitment could be too restrictive. The Chief Executive explained that unless we have a development programme, the level of design services support for our maintenance programme post DHP would be very minor and subject to our own requirements. A 5 year agreement would therefore appear not to be unduly restrictive.

RESOLVED:- That authority be delegated to the Chief Executive to negotiate terms with NPS for a Service Level Agreement. PT

Sheralyn Clement

Gwen Murfin reported that Sheralyn had won the Wainwright Award for community work for her involvement with Rinkfield Young Persons Organisation. This was commended by all.

The meeting ended at 8:15 pm

0356 DATE OF NEXT MEETING

5.15 pm 9 March 2006 at Little Aynam House, Kendal