

Minutes of Meeting held 14 July 2005 at 5:15 pm at Birthwaite, Windermere

Present: John Stanton – Chair
Joan Chadwick – Vice Chair
Gwen Murfin
Ian Metcalfe
Mary Dowling
Ron Pritchard
Chris Jones
John Short

Observers: David Vatcher, Robin Brown

Staff: Garry Ronson
Trevor Woodward
Sue Boulton
Helen Lawler
David Stubbs

Apologies: Charles Batteson
Peter Thompson
Peter Thomas
Judith Mitchell

NO TITLE OF MINUTE ACTION

Prior to the meeting Garry Ronson explained that the letter of resignation from the second retiring Director had been received that day. This means that the formalities have not been completed for appointing the new Council nominees. David Vatcher and Robin Brown were welcomed again as observers to the meeting.

0275 MINUTES OF THE LAST MEETING

The minutes of the meeting were accepted as a true record of the proceedings subject to the following amendments: HL

0272 amend to include “that a merit award be granted”

0276 MATTERS ARISING

M Dowling asked for a progress report on information regarding Board expenses. Sue Boulton replied that other ALMOs have not been helpful. Information is sought on the wider national issue of payment to Board Directors. SB/HL

Robin Brown mentioned that he has been told by SLDC that his expenses were being paid by SLDC. This point to be clarified by Council Directors.

0277	REPORT FROM TENANTS' COMMITTEE	ACTION
	<p>The minutes of the Tenants' Committee held on 7th July 2005 have been given to the Board. There were no special reports arising.</p> <p>John Short asked whether Board papers could go out a day earlier to give Tenants Committee members more time to read them.</p> <p>Don Brookes has been re-elected Chair of the Tenants Committee.</p>	
	<p>RESOLVED: that congratulations be given to Don and the whole Committee be thanked for their hard work.</p>	SD
	<p>Questions have been asked on the Roadshow about the lack of grounds maintenance on sheltered housing schemes.</p>	
	<p>RESOLVED:- that the Council be asked to take the matter up with Continental Landscapes.</p>	DS
0278	PERFORMANCE REPORT	
	<p>The continuing good performance was commented on.</p>	
	<p>RESOLVED:- that the significant achievements in performance be noted</p>	
0279	DECENT HOMES PROGRAMME	
	<p>Garry Ronson reported that the Council have selected Bramalls as their preferred contractor following the re-tendering of the contract.</p> <p>Concern was expressed that the process had gone ahead without any involvement of the Tenants Committee. Directors felt that a substantial amount of work had gone into the selection process by tenant representatives and that this was now disregarded. It was explained that the Council had felt it necessary to take the re-tendering process into their own hands and not involve South Lakes Housing in the process or in any legal advice. The opportunity to re-tender had only been offered to the 5 contractors who had passed the quality criteria.</p> <p>Garry Ronson gave reassurance that in spite of the current delays in starting the contract the programme would still be completed within the 2010 time limit even if there should be subsequent legal action.</p> <p>Mary Dowling commented that the key lesson should be that in times of difficulty the Council and SLH should draw together.</p> <p>Helen Lawler explained that progress has been made with project management for the Decent Homes Programme (DHP). The rigorous system developed by the Council has been adopted. This requires clarifying lines of responsibility. The Council's Strategic Director has agreed that the project should be the clear responsibility of this Board with the Council taking the role of contract client. This relationship has to be documented. The DHP project is steered by a Project Board. Two directors were nominated to serve.</p>	
	<p>RESOLVED:- that John Stanton and John Short serve on the DHP Project Board.</p>	JS J Sh

Helen Lawler described how the project has now been widened out to include more than the construction programme. Two other work packages are being developed to integrate the construction work with:

ACTION

- community development and environmental issues
- tenant/community liaison and involvement.

This reflects the key role SLH wishes to play in delivering sustainable communities.

0280 GOWAN LEA

It was confirmed that there will be some cost implications for SLH relating to the scheme manager.

RESOLVED:- that the scheme as proposed be approved

- That the revised scheme of 20 flats and 5 bungalows be approved, subject to planning approval
- That priority for allocating the remodelled flats and new bungalows be given to existing Gowan Lea residents, but recognising that a priority system may need to be developed in the event of too great a demand for the bungalows from existing residents, and that the Assistant Director (Environmental Health) be given delegated authority to devise such a system
- That the scheme manager is retained until the remodelling works have been completed
- That disturbance payments commence on the date the revised scheme was approved by Cabinet (29 June 2005)

0281 IT STRATEGY

Helen Lawler reported on recent progress in discussions with the Council and their willingness to work more closely with SLH. She explained how the IT Strategy gave a structured approach to exploring the various options available to SLH in dealing with the issues facing it. The merits of partnering more with the Council were based on the new opportunities presented and, most important, on the need to reduce exposure to risk.

RESOLVED:- that the draft IT Strategy and new opportunities arising be noted

GR/SB/HL

- :- that SLH be authorised to discuss further with the Council the possibility of a managed IT service and in jointly exploring development opportunities.

0282 FINANCIAL ACCOUNTS

Garry Ronson presented the new coding format being presented to staff and Board. Robin Brown queried how SLH dealt with overspend. Garry Ronson confirmed that SLH has no borrowing powers as yet and that other means of avoiding debt were used.

RESOLVED:- that the report was noted and the revised format for financial reporting 2005-2006 was agreed.

0283 DELIVERY PLAN

RESOLVED: - that the contents of the report be noted.

0284	LEARNING FROM COMPLAINTS	ACTION
	<p>It was agreed that individuals` names should not be included in any report but that it is helpful to know the location of the complaint, especially for those Directors representing wards. Directors also wanted more information on whether complaints had been resolved.</p> <p>RESOLVED:- that reports omit name, include locations and include a status report</p>	SB
0285	CONTRACT MONITORING	
	<p>Trevor Woodward confirmed that there would be some delays due to the need to include works in the Council`s Forward Plan. Robin Brown reported that there had been a recent Cabinet decision to fast-track this process.</p> <p>RESOLVED:- that the progress to date was noted.</p>	
0286	FINANCE AND PROCUREMENT	
	<p>John Stanton requested confirmation that Standing Orders had been supplied to a previous Board.</p> <p>RESOLVED:- that the minutes of meeting held 16 June 2005 were accepted.</p>	JS
0287	HR COMMITTEE	
	<p>Minutes from today`s meeting - to be provided at the next Board meeting.</p>	JM
0288	ANY OTHER BUSINESS	
	<p>None.</p> <p>Part 1 ended at 7:45 pm. Part 2 item ended at 9:00 pm.</p>	
0289	DATE OF NEXT MEETING	
	<p>25 August at 5:15 pm at Little Aynam House, Kendal.</p>	