

BOARD MEETING



Minutes of Meeting held at 4:30 pm 17 November 2005 at Yewbarrow Lodge, Grange-over-Sands

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

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

Apologies: Trevor Woodward
Charles Batteson

NO	<u>TITLE OF MINUTE</u>	ACTION
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0327	MINUTES OF LAST MEETING	
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	0323 Insert “voids is the most appropriate part the service” 0323 Add that Peter Thompson said there should be sufficient separation between the “tendering” and “contractor” sides to ensure fairness.	HL
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Subject to these amendments the minutes were accepted as a true record of the meeting.

0328	MATTERS ARISING	
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None.

0329	ELECTION OF CHAIR AND VICE CHAIR	
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Chair

Garry Ronson reported 9 preference forms had been received with 3 nominations for John Stanton, Mary Dowling and Joan Chadwick. Joan Chadwick did not wish to stand. No other nominations were received. A ballot was held after agreeing nominees were able to vote for themselves. The ballot included a proxy vote from Charles Batteson. John Stanton received 8 votes and Mary Dowling 4 votes.

Vice Chair

ACTION

Nominations were received for Joan Chadwick, Mary Dowling, Peter Thompson and John Short. Joan Chadwick, Peter Thompson and John Short did not wish to stand. The Board supported the appointment of Mary Dowling as Vice Chair.

RESOLVED:- That John Stanton be adopted as Chair of the Board for the following year.

- That Mary Dowling be adopted as Vice Chair of the Board for the following year.
- That the retiring Vice Chair, Joan Chadwick, be thanked for her hard work and support.

0330 EFFICIENCY REVIEW AND PAY AND GRADING STRUCTURE

Peter Thomas emphasised the distinction between the long standing intention to deliver efficiency savings and the short term expediency requiring a freeze on increments.

Mary Dowling, David Vatcher and Robin Brown expressed support for the proposal as a reaction to the current financial pressures.

John Short was concerned whether current staffing levels were sufficient given that some posts remained unfilled.

Chris Jones asked if this measure was just proposed for the financial year 06-07. Peter Thomas clarified that it was proposed only for 06-07 as it was intended as an interim measure until the new pay and grading structure is introduced, which will be within 06-07. He added that over two thirds of staff would be affected.

Garry Ronson explained that the £185K referred to in para 8.0 included Job Evaluation costs, cost of living increases, insurance and pension contribution.

Chris Jones expressed regret that SLH was not considering a more aggressive recruitment freeze. Peter Thomas replied that every opportunity was being looked into.

Ron Pritchard was concerned about the implications for staff morale especially of the trades staff.

Mary Dowling advised that it should be made clear that this measure was only being looked at within the context of a package of measures that would achieve savings. Amended wording was proposed for the recommendation.

RESOLVED:- That Directors authorise the Chief Executive, in the context of the review of company efficiency, to consider and implement if necessary freezing the incremental progression planned for 2006-07.

0331 FINANCIAL ACCOUNTS PERIOD 6

It was noted that para 5.0 referred to “transfers” not to “mutual exchanges”.

Robin Brown queried whether there were any plans to bring the overspend on drainage back in line. Garry Ronson explained that there was little control as SLH had to respond to problems. It is expected that there will have to be an increase in the budget for this item next year. Other ALMO's were experiencing similar difficulties.

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

ACTION

0332 DELIVERY PLAN SUMMARY & PROGRESS REPORT

Helen Lawler explained that the Cumbria Race and Diversity Partnership was not delivering the consultation benefits previously hoped for and that efforts were now being focussed on supporting the formation of a local group – the South Lakes Multi-Cultural Forum.

Chris Jones supported this view but added that a risk assessment should be carried out as to whether SLH would be able to fulfil its obligations.

David Stubbs explained that the system is in place for tenant quality checks but results are sparse as yet.

Gwen Murfin reported on what SLH was achieving with young environmentalists and volunteers. She commented that young people don't put their names on the housing list because they don't believe they will be successful. She noted that there was to be a conference led by young people.

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

0333 PERFORMANCE REPORT

Robin Brown asked whether out of the potential ASBO cases investigated any orders had been placed. David Stubbs explained that SLH cannot issue ASBO's but does try to get and monitor completion/satisfaction of the complainant. Further clarification of the graphs to be provided. DS

Mary Dowling asked whether the average management cost per property is likely to rise. Garry Ronson said it was expected but that SLH would remain competitive.

Ron Pritchard proposed that continuous performance by the Response Repairs Team be noted and the team thanked. TRW

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

0334 CONTRACT MONITORING

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

0335 POLICY REVIEW

RESOLVED:- That the Board adopts the reviewed policies on
a) Confidentiality, Data Protection and Freedom of Information
b) Special Needs

0336 MEETING DATES

It was noted that para 1.0 should refer to the Tenants' Committee occurring one week before Board meetings.

RESOLVED:- That the calendar of dates for future dates be accepted.

0337 HR COMMITTEE MINUTES

RESOLVED:- That the minutes of the meeting be noted.

0338 POLICY COMMITTEE MINUTES

ACTION

RESOLVED:- That the minutes of the meeting be noted.

0339 ANY OTHER BUSINESS

None.

0340 DATE OF NEXT MEETING

5:15 pm Thursday 26th January 2006 at Little Aynam House, Kendal.