

BOARD MEETING

Minutes of Board Meeting held at 5:15 pm 16 April 2009, Little Aynam House, Kendal

Present: Mary Dowling (Chairman)
John Short (Vice Chairman)
Joan Chadwick
Charles Howarth
Frank Hodson
Robin Brown
David Vatcher
Peter Bland
Peter Woof
Christine Chadwick

Officers: Peter Thomas
David Stubbs
Sue Boulton

Guests: Brenda Gray

Apologies: John Stanton
Peter Thompson

NO	<u>TITLE OF MINUTE</u>	ACTION
738	MINUTES OF LAST MEETING	
	The minutes were accepted as a true record.	
739	MATTERS ARISING	
	Minute 711: Brenda Gray said that costings were not available for the Cabinet on 8 th April but would be presented at the next Cabinet on 27 May. This would enable the Board to consider the Project Initiation Document at its meeting on 28 May.	
	Minute 723: Robin Brown questioned whether the stage 3 resolution to seek approval from SLDC to cease lettings to School Knott Sheltered scheme should be incorporated into stage 1 and 2. The Director of Operations replied that in principle this should be included in stage1 and could be incorporated earlier in discussions.	ALL
	Minute 725: The Chairman commented that the Board should endorse in principle any pay awards	PT
	Minute 729: The Chief Executive was asked to come to the board with proposals for Board Champions	MD
	Minute 733: The Remuneration Panel was organised for 15 May and John Short asked if an independent person could be nominated onto the	

Remuneration Panel. The Chairman replied that this would be discussed at the meeting on 15th May.

740 CHAIRMAN'S VERBAL REPORT

The Chairman reported that she was impressed by the favourable comments made by the Kendal Fire Service about the effectiveness of SLH as a partner. SLH and Kendal Fire Station had recently signed an agreement which aimed to increase the number of free home fire safety checks carried out by Cumbria Fire & Rescue service in SLH's properties.

The Chairman had received a publication 'A Future for ALMOs' which she commended as excellent reading and which would be distributed to Board Directors. PT/CAT

A written report on the Board Directors' 1-2-1's had been distributed. Board members had considered this a useful process.

RESOLVED:- That the Chairman's report be noted and the outcomes of the 1-2-1 meetings be progressed at the Board Away Day in July 2009. The administrative matters identified from the meetings to be addressed by the Management Team

741 RESIDENTS QUESTIONS

No residents' questions had been received and Robin Brown asked if it was necessary for this to remain a board item. The Chairman said that this would be discussed at the next meeting. MD

742 REPORTS FROM TENANTS' COMMITTEE

Robin Brown questioned why Tenants' Committee were wanting to invite a member of H& B plumbing to attend the next Tenants' Committee meeting. John Short responded that H & B were to provide general advice to tenants with regard to gas servicing, gas heating and gas safety and were not intending the meeting to address the contract with SLH as this was a matter for the Board.

RESOLVED:-That the minutes be noted

743 CHIEF EXECUTIVE VERBAL REPORT

Housing rent increase 2009-2010

The Council Cabinet resolved on 8th April that the housing rent increase will be reduced to 3.1% and SLH will be required to administer the changes.

Delivery Plan

Now that the SLH 2009-2010 Delivery Plan had been approved by Cabinet a discussion would be required with SLDC as to how this might be progressed onto the performance management system. PT

Employers' Pay offer for 2009-2010

SLH staff contracts of employment are covered by collective agreements made by the National Joint Council for Local Government Services. The Employers pay offer for 2009-2010 is for an increase of 0.50% on all pay points from 1 April 2009. The offer will remain on the table until 1 June 2009.

Council New build

The Chief Executive reported that fewer homes were now being built and ultimately it was SLDC's decision to consider if prudential borrowing to fund new council homes was appropriate. The Chief Executive had been in touch with SLDC on this matter who were now looking at the issue. The Chairman added that this was of utmost importance both nationally and locally and that the Board to be kept informed of any updates.

PT

744 OPEN DISCUSSION

Robin Brown was under the impression that tenants inspected a void before any work was done and suggested that maybe there should be a review of the process. John Short said tenants now only inspected voids after work was completed and if any work was needed at that time the Maintenance Surveyor would take immediate action.

The Director of Operations commented that the pre-inspection was simply to enable tenants to see the condition of properties before and after works were carried out. All void inspections were reviewed weekly and any outstanding items would be dealt with.

745 DRAFT HR MINUTES

Robin Brown asked if funding for senior management development had been agreed with the IIP Assessor. The Business Support Manager said that this is still being progressed.

SAB

RESOLVED:- That the draft HR minutes be noted.

746 DRAFT FINANCE AND PROCUREMENT MINUTES

The Chairman of Finance & Procurement commended Helen Lawler on the well constructed proposals in the Funding Strategy document.

RESOLVED:- That the draft Finance & Procurement minutes be noted.

747 ANY OTHER BUSINESS

Following the departure of the board co-optee Paul Jones, a new Board Director was required to sit on the Grant Approval Panel (GAP). Peter Bland Chairman of the GAP explained that the GAP decided how estate budget improvements were spent and met every couple of months. £5K was located to the Lakes and Ulverston area and £10K for the Kendal area. It was up to the Grant Approval Panel to assess grant applications against the criteria to identify those that are the 'best fit'.

RESOLVED:- That Frank Hodson be nominated as the SLH Board Grant Approval Panel member

748 DATE OF NEXT MEETING

Thursday 28th May 2009 at Little Aynam House, Kendal

Meeting closed at 6:55 pm