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| SOUTH LAKES HOUSING TENANTS’ COMMITTEE MINUTESANNUAL GENERAL MEETING **THURSDAY 27 AUGUST 2015****HELD AT 10:30 am****THE WINDERMERE SUITE, BRIDGE MILLS, STRAMONGATE, KENDAL** |

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| Present: | Charles Howarth- Chair (part)John ShortDorothy Dixon- Chair (part)Robin MartakiesSue LayfieldJim LayfieldPaul AthersmithTrevor NewbyLoraine BirchallMargaret AkriggStephen BoltonJackie Cooper |  |
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| Apologies: | Mavis NelsonWendy OrrJune PeckstonKenny MayoWin Sayers |
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| Officers in attendance: | Cath Purdy (Chief Executive)John Mansergh (Assistant Director- Business Improvement)John Stirling (Tenant Involvement Officer) |
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| Guests: | Yvonne Davies- Independent Scrutiny Consultant |
| Circulation: | As above |
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| Copy to: | L Simons |
|  **Min** | **Subject** | **Action** |
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|  | Charles Howarth welcomed everybody to the 2016 Annual General Meeting of Tenants’ Committee.  |  |
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| **1181** | **Minutes of Previous AGM (27 August 2015)** |  |
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|  | Agreed as a true record |  |
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| **1182** | **Matters arising**  |  |
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|  | Robin Martakies asked if members had knowledge of the reason why Kenny Mayo was no longer interested in Board membership. Charles Howarth said it may be due to the extent of the work involved. |  |
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| **1183** | **Annual accounts**On behalf of SLH, John Stirling thanked John Short for his service to the Committee and SLH over the previous 12 years. His involvement and taking of responsibility for Committee finances had made the workload of staff easier.John Short presented the formal accounts for 2015-16 and from 1 April 2016 to date, to the Committee for approval. He added that all surplus in the account had been repaid to SLH. Once approved, together with associated changes to the constitution, the accounts could be formally closed with the bank. The Committee approved the accounts for 2015-16, and April – August 2016. Charles Howarth thanked John for all his work supporting the work of the Committee over many years.  |  |
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| **1184** | **Amendments to the constitution**John Stirling said now that expenses for members were being reimbursed directly by SLH, it was necessary to alter the constitution to reflect these current arrangements. The proposals removed mention of a Treasurer to the Committee together with associated responsibilities. John Mansergh said that the governance and tenant involvement reviews currently being undertaken by SLH would no doubt result in further changes, but these would be brought to a future meeting for full discussion.Robin Martakies said that he agreed in principle with the proposed changes, however they would result in no reference being made to funding for the Committee. He proposed an amendment to include the words ‘consider funding requirements for the coming year’ be inserted at section 6.2.John Short said that the work of the Treasurer did not involve funding for the Committee.Charles Howarth supported the proposals as written and the suggested the constitution should be re-written when governance changes were finalised.Dorothy Dixon seconded the proposal by Robin Martakies to include the suggested wording. The matter was put to the vote and carried as amended.   |  |
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| **1185** | Election of officers and representatives |  |
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|  | 1. Chair- Charles Howarth (proposed Robin Martakies, seconded Dorothy Dixon)
2. Vice Chair- Dorothy Dixon (proposed Margaret Akrigg, seconded Robin Martakies)
3. 3 members to Cumbria and north Lancashire Tenants Forum- Margaret Akrigg, Dorothy Dixon and 1 vacancy.
4. 1 member to the Board of SLH

Charles Howarth handed the Chair to Dorothy Dixon in her capacity as Vice Chair.John Stirling said 4 members sought the nomination of the Committee this year (Charles Howarth, Jackie Cooper, Paul Athersmith and Trevor Newby) however the ultimate decision to accept a nominee was with the Board. He suggested that each candidate be given the opportunity to address the Committee regarding their skills, experience and suitability, followed up by questions from members. The candidates would then leave the room to allow for informal discussions and the ballot to be conducted. The Committee agreed to the suggestion and Yvonne Davies agreed to act as scrutineer.To set the context, Cath Purdy said that the governance review had been an opportunity to remind the Board of their responsibility to set the strategy for SLH. It was becoming harder to run a financially viable business with an annual income of around £16m and a loan of £35m to repay. The current composition of the Board with only 4 members selected for their skills alone was not sustainable in the future, now that most of the 5 year promises had been delivered. Board members needed to be selected for their skills alone, and not drawn from individual groups. Legislation was being laid by government to restrict the power of local authorities to appoint councillors to the Boards of Housing Associations and in the light of these developments SLDC had been asked to delay their appointment process. It was hoped that Tenants Committee would agree to the same when the next tenant vacancy occurred.Robin Martakies said that he understood why the role of councillors was being reduced, but a Housing Association Board must be representative of their customers. Cath Purdy said that there may be better ways to represent the interests of tenants, which formed part of the tenant involvement review.John Short reminded the Committee that he had been one of the first Board Directors when SLH was an ALMO (Arm’s Length Management Organisation), and in his experience one of the best Board members was an SLDC appointed councillor, who subsequently lost their council seat at an election, placing their Board membership at risk and the subsequent loss of skills. He agreed with the proposal to remove Councillors on the Board.Cath Purdy said that the Committee could roll forward their current nomination until the governance review reported. Jim Layfield proposed that the decision be deferred and Charles Howarth remain on the Board until the governance review reported. Robin Martakies made a counter proposal that the election go ahead and was seconded by Margaret Akrigg. The Committee voted for the election to go ahead.The 4 candidates then individually addressed the Committee and took questions outlining their skills, abilities and interests, and why they would be suitable for Board membership. The candidates and John Mansergh then left the room. Cath Purdy left the meeting.Robin Martakies said that whatever the result, it was good to see 4 members of the Committee putting themselves forward for consideration. The candidates should be thanked for their interest and willingness to serve.Ballot papers were circulated and returned to Yvonne Davies. The candidates returned to the room and Yvonne announced that Charles Howarth had secured the nomination. Dorothy Dixon relayed the thanks of the Committee to all the candidates.Charles Howarth resumed the Chair.1. 4 members to the SLH Complaints Panel (5 members were duly elected)- Paul Athersmith, Trevor Newby, John Short, Stephen Bolton and Jackie Cooper.
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| **1186** | **Any other business**None |  |
| **1187** | Closure |  |
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|  | The meeting closed at 12:30 hrs.Yvonne Davies then gave a brief presentation on her review of tenant involvement within SLH. The Committee agreed to invite Yvonne to a future meeting to discuss the issues in more detail. |  |
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