



NORTH LINCOLNSHIRE HOMES BOARD MEETING

**Held on Thursday 25 February 2010
5.30pm, Board Room, Meridian House**

MINUTES

Attendance:

Members:

Tony Lightfoot (Chair)
Cheryl Leaning
Roni Wilson
Colin Boyce
Edgar Patchett
Len Foster
Edna Kenyon
Gordon Rowlands
Sandra Bainbridge
Richard Leach
Mark Harland
Cherrill Page
Gill Shaw
Peter Clark

NLH:

Andy Orrey – Director of Finance & Deputy Chief Executive
Steve Hepworth – Director of Housing
Steve Wardrope – Head of Business Improvement
Pete Stones – Assistant Director of Regeneration/Investment
Jo Sugden – HR Manager
Karen Cowan – Resident Involvement Manager
Catherine Kelly – Legal Officer
Steve Evans – Head of Housing Management
Holly McGlone – VFM and Procurement Manager (for item 660 only)

Observers:

Ann Harland (Tenant)
Lisa Fleming (North Lincolnshire Homes)

Apologies:

Rob Waltham
Fiona Ruddick (Governance Officer)

657 Training Item

Mick Pickersgill and Tony Bowers from Mears and Bullock delivered a presentation to the Board on the new partnering arrangements.

658 Declarations of Interest

There were no declarations of interest made.

659 Minutes and Matters Arising

The minutes of the previous meeting held on 6 January 2010 were agreed as a true and accurate record.

660 Deputy Chief Executive's Report

The Deputy Chief Executive presented a report detailing current issues. This included an update on the grounds maintenance procurement exercise. A discussion took place around the council's bid and the possibility of a legal challenge that could be forthcoming. It was agreed that a meeting would be held with the council to explore any outstanding issues before the contract is awarded.

The mortgage rescue scheme was discussed and Board approved up to £200k expenditure per year to acquire properties under this scheme, with details of all acquisitions being reported to the Development Panel.

The leasehold review was discussed and Board recognised the importance of this area of work. It was suggested that Peterlee's scheme is worth looking at as a good example of this type of work.

Issues around the Supporting People contract and the Council's consultation process were raised and it was pointed out that the Council's scrutiny process would be used if residents wished to challenge any aspects of this.

Approved: Board approved up to £200k per year to acquire properties under the mortgage rescue scheme.

Noted: Board noted the contents of the report.

661 Garage Report

The report detailed the background and current position relating to garages and proposed a strategic approach to reviewing garage sites and agree appropriate solutions. It was decided to defer any decisions on rent increase until a site by site survey is completed. A report detailing this will be brought to Board in June 2010.

Not Approved: Board did not approve the rental increase for garages at this time.

Action 001: Further report on Garage's to be tabled at June meeting.

662 2010/11 Budget and Business Plan

The report proposed a budget for 2010/11 and an updated business plan. It was explained that the budget has been strengthened with more prudent planning.

Approved: Board approved

- the long-term business plan for onward communication with funders and Regulators.
- the detailed budget in Appendix 2 for 2010/11.
- and agreed to monitor the 2.5% VFM target on operating expenditure.
- Resources Committee be delegated the authority to utilise the contingency fund for service improvement in accordance with the outcomes of the upcoming review of the 5 year business plan.

663 Delegated Authority

The report detailed delegated authorised to carry out the functions specified. It was verified that authority would be delegated to the job title so that changes in personnel would not require further Board approvals.

Approved: Board granted delegated authority to the job titles for list of functions detailed in the report.

664 Standing Orders

The report detailing membership of sub-committees and panels and a definition of confidential items was approved with the following amendments. Richard Leach was added as a member of the Resources Committee. The wording for the confidential agenda items was changed. The words "...in a competitive situation" were deleted from the second bullet point. The sentence "The Resources Committee will consider the disciplinary process and make up of the HR Appeals Panel" was added to the end of the definition.

Approved: Approved as per above amendments.

Action 001: Standing Orders to be amended to include definition of confidential agenda items.

655 Sub-Regional Choice Based Lettings Scheme – Policy

The report detailing Choice Based Lettings (CBL) policy was discussed and it was pointed out that a final legal check was currently being carried out.

Approved: The report was approved with the addition that any changes following legal advice will be delegated to the Chair of the Board and the Deputy Chief Executive for re-approval.

656 Audit Commission Inspection – Final Report

The report detailed the final outcome of the Audit Commission inspection. The detailed recommendations made by the Audit Commission were discussed and it was clarified that there will be a named person responsible for each action. Board wished to commend all staff for their efforts in achieving such a positive report.

Noted: The report was noted.

657 Tenant Conference

The report detailing the outcomes from the recent tenants conference were discussed. A newsletter was handed out which summarised all of the outcomes.

658 Balanced Scorecard

The performance information in the balanced scorecard was discussed and areas requiring attention highlighted. A discussion took place on targets and these will be formally reviewed at the next meeting.

659 Sub-Committee Minutes

The minutes of the Audit and Risk Committee (held 18 January), Resources Committee (held 10 February) and Diversity Working Group (held 22 January) were noted.

660 Action List

The action list was noted.

661 Attendance List

The attendance list was noted.

662 Any Other Urgent Business

A report on the possible redevelopment of Manor Gardens, Crowle was tabled detailing a request from the Homes and Communities Agency (HCA) to see if we were in a position to proceed with the redevelopment of this site.

Approved: Subject to confirmation from the HCA that Gap funding will not be affected, Board approved the scheme and agreed for it to be explored further with the HCA. Board also delegated authority to the Development Panel for future decision making on this scheme.

The issue of vacant garage sites was raised and it was agreed that these would be incorporate into future asset management plans.

Dates for the next Board Away Day were discussed and the three Board members who had not responded were asked to reply to the Governance Officer as soon as possible.