

THE BOARD

MINUTES of the **Public Meeting** held on **10 JANUARY 2008** at 14 Hounds Gate from 5.30pm to 7.50pm.

Board Members:

Ade Aderogba
Tim Bell
Graham Chapman
Anne Dean
Harry Everington
Martyn Kingsford
Peter Linford
David Liversidge
Margaret Pugsley
Paul Rowe
Valerie Schneider
Janet Storar
Malcolm Wood

Also in Attendance:

David Angus	Interim Director of Property Services
Janet Glass	Inspection Project Manager
Jennie Grieve	Member of the Public
Chris Langstaff	Chief Executive
Janet Locker	Governance Team Leader
Gill Moy	Director of Housing Operations
Martinette Proud	Interim Director of Organisational Development
Tim Shirley	Asset Manager
Jo Wileman	Incumbent Director of Organisational Development

07/47 WELCOME, INTRODUCTIONS & CHAIR'S ANNOUNCEMENTS

The Chair welcomed Jennie Grieve and Martinette Proud to the meeting.

07/48 APOLOGIES FOR ABSENCE

None received.

07/49 DECLARATIONS OF INTEREST

None declared.

**07/50 CONFIRMATION OF MINUTES OF THE MEETING HELD ON
15 NOVEMBER 2007**

The Board adopted the minutes as a true and accurate record of the meeting subject to the amendment to the Apologies received:

Apologies were received from Anne Dean for non-attendance and Ade Aderogba for lateness.

07/51 MATTERS ARISING FROM BOARD MINUTES

None.

07/52 CHIEF EXECUTIVE'S REPORT

Consideration was given to a report of the Chief Executive which briefed the Board on some of the ongoing key issues.

The Chief Executive reported that there were a number of personnel changes due and thanked them both for their valued contribution and wished them a fond farewell to the Director of Organisation Development and the Interim Director of Property Services who were due to leave the Company on 31 January 2008 and 9 February 2008 respectively. Jo Wileman was appointed as Company Secretary and in order to comply with Company Law, it was proposed that Julie Crook, Director of Finance be appointed in the interim period until the permanent Company Secretary had commenced employment.

The Board was informed that Tom Moloney had been appointed to assist the Company with the step change in rent collection and arrears management performance; and to ensure the service became fit for purpose. He will work two days a week.

Tim Bell raised the matter that there had been no reference in the report to publicity and the Nottingham Evening Post debate about Decent Homes. The Chief Executive explained the current position.

Malcolm Wood stated that the Company should attend the City Council's Area Committees. The Chief Executive welcomed the invitation.

It was reported that the Tenant & Leaseholder Congress (TLC) Conference held in December 2007 had been successful.

The Board was informed that a number of ballot papers had been returned and would be opened on 11 January 2008 in the presence of the Chair of the TLC. A written resolution would be prepared and circulated to the Members of the Board and reported to the next meeting of the Board. Malcolm Wood requested that a short biography of the nominee be also circulated.

RESOLUTIONS:

The Board:

- 1. Agreed to appoint Julie Crook as Company Secretary as from 21 January 2008, and until the new permanent Company Solicitor/Secretary is appointed;**
- 2. A written resolution following the result of the ballot be prepared circulated together with a short biography of the nominee; and**
- 2. Noted the remainder of the report.**

07/53 BUDGET STRATEGY 2008/09

The Interim Director of Finance introduced a report and gave a presentation which updated the Board on the current position.

He reported that the Performance & Regulatory Committee had discussed the Management Fee of Thirty-four million pounds in October 2007 and at that stage the Company had not received the Housing Revenue Account (HRA) determination. A draft HRA was received in November 2007 and the final HRA was expected week commencing 14 January 2008.

It was reported that the subsidy would reduce by Five million, six hundred thousand pounds next financial year, half of which was due to the rental constraint allowance being totally withdrawn. However, the Company would continue to strive for increased efficiency and value for money.

It was agreed that a copy of the presentation would be circulated to all of the Board Members.

It was further agreed that the Interim Director of Finance would look at options of implementing different rent levels.

RESOLUTIONS:

The Board:

- 1. Agreed the principles set out in the report;**
- 2. Agreed that detailed analysis of the budget be considered at the next meeting of the Performance & Regulatory Committee on 5 February 2008;**
- 3. Agreed that the Chair and the Chief Executive to agree the budget once the Management Fee and delegated repairs budget was finalised with the City Council; and**
- 4. Agreed that a further report be submitted to the next meeting of the Board.**

07/54 DELIVERY PLAN STRATEGIC PRIORITIES

Consideration was given to a report of the Chief Executive, which provided an update on the development of the Delivery Plan and that the plan followed the themes from the Foundation Plan. He drew the Board's attention to Sections 4 and 5 of the report.

It was agreed that the draft plan would be circulated to the Board by the end on January 2008.

Graham Chapman was of the opinion that the plan did not say that the Company would deliver better services.

Anne Dean raised the issue of people not getting back to customers when promised and the matter for improvement was not included in the plan.

The Chief Executive updated the Board on the use of Hounds Gate, he confirmed that the City would be moving out of the top two floors and the Company was considering the options and costs related to whole occupation or relocating. He advised that a report would be brought back to the Board for consideration.

RESOLUTION:

The Board:

- 1. Agreed the strategic direction of the Delivery Plan with the final version submitted to the next meeting of the Board in March 2008.**

07/55 ANY OTHER BUSINESS

07/55.1 Malcolm Wood asked for an update on the outstanding District Auditors report. The CEX advised that he had spoken with the City and had been informed that the report was expected at the end of January 2008.

Martyn Kingsford advised the newer Members of the Board that the Company was prepared as it could be. He further pointed out that since the summer of 2007, the CEX had led a team which had become closer to the City and the Board should be confident the Company had the relationship to "weather the storm".

07/55.2 The Chair reminded the Board that at its last meeting the decision to defer the Audit Commission Inspection date was considered and asked the CEX give a brief update.

In response the Board was informed that the whole of the Company are now aware that the inspection will take place on 17 November 2008 and the feedback received from staff was that it was the right decision. A letter had been sent to the Housing Inspectorate to confirm the new date and a meeting was to be arranged with the Lead Inspector early February 2008. The CEX had written to the CLG regarding the capital reserve, the CLG had confirmed that the funding was secure. GOEM had also been advised. An update would be provided at the next meeting of the Board.

07/56 DATE OF THE NEXT MEETING

The Board was advised that the date of the next meeting is scheduled for 13 March 2008 in the Board Room, 14 Hounds Gate, Nottingham, NG1 7BA at 5.30pm.

The Meeting ended at 7.50 pm.

SIGNED..... DATE.....