



Homes for Haringey  
Board of Directors Meeting  
Minutes of Board Meeting of 11<sup>th</sup> July 2006  
Held at Wood Green Civic Centre

<b>Meeting:</b>	Homes for Haringey Board Meeting
<b>Date:</b>	11 <sup>th</sup> July 2006
<b>Venue:</b>	Civic Centre
<b>Present:</b>	Ibilola Campbell, , Frank Gonsalves (Vice-chair), Michael Jones (Chair), Darren Newland, Robin Tebbutt Jonathan Card, Krishna Sengupta.
<b>In attendance:</b>	Steve Clarke, Bob Watts, Sorrel Brookes, Bob Chedzoy,
<b>Apologies:</b>	Kathy Mohan, Liz Santry, Rosie Chapman, Andrea Danso, Bill Guy, Gerard McGrath (Vice-chair), Quincy Prescott, Alan Stanton.
<b>Distribution:</b>	All present and apologies

Item	Minutes	Action
1.	<b>Resident questions</b>  The Chair replied to questions from a resident (See Appendix 1).  The Chair noted that the meeting was not quorate. It was decided to proceed with the meeting with any decisions taken to be ratified by the next meeting of the Board.	
2.	<b>Apologies</b> – The apologies indicated above were accepted.	
3.	<b>Declaration of interest</b> – none.	
4.	<b>Presentation by Market Research UK (MRUK)</b> The chair explained that MRUK were not able to attend the	

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	meeting but would instead be attending and presenting their findings to the September Board meeting	
5.	<p><b>Minutes</b> Robin Tebbutt asked that the minutes be amended to show that the redrafting of the Standing Orders and Code of Conduct be brought to the October meeting <b>(NB October meeting has been rescheduled to take place on 7<sup>th</sup> November)</b>. With this correction the minutes were agreed as an accurate record by the Board.</p>	
6.	<p><b>Matters arising</b> There were no matters arising</p>	
7.	<p><b>Committee Minutes</b>  The minutes of the Committees were noted. Robin Tebbutt noted that the minutes of the Finance Committee indicated that Mike Jones was the chair of this committee when in fact he was.</p>	
8.	<p><b>Improvement Plan</b>  Sorrel Brookes took the Board through the Improvement Plan and highlighted what has been achieved and what is outstanding. She confirmed that target dates will no longer be subject to amendments.</p> <p><b>The Board agreed the recommendations of the Improvement plan report set out in Appendix 2 and summarised in Appendix 1 of the report.</b></p>	
9.	<p><b>Communication Strategy</b>  Katie Mathews introduced the report and the details of the proposed Homes for Haringey Communications Strategy</p> <p><b>The Board agreed the Communications Strategy and agreed the proposed approach to Homes for Haringey communicating with Homes for Haringey's stakeholders and to raising Homes for Haringey's profile.</b></p>	
10.	<p><b>Annual tenants and Leaseholder Conference</b>  Sorrel Brookes presented the report on the proposals for the forthcoming leaseholder conference.</p>	

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	<p>Board members proposed that;</p> <ul style="list-style-type: none"> <li>• We invite a key note speaker to the conference from Department for Communities and Local Government to talk about the respect agenda/ALMOs.</li> <li>• There is a question and answer session after the key note speech.</li> <li>• We feedback more ideas about involving young people.</li> <li>• That advice &amp; information is available relating to benefits.</li> </ul> <p><b>The Board agreed that:</b></p> <ul style="list-style-type: none"> <li>• <b>the title of the Conference should be “Homes for Haringey: Year One”</b></li> <li>• <b>the Conference will be structured as proposed in the report</b></li> <li>• <b>the workshops at the event will be as proposed in the report</b></li> <li>• <b>the stalls at the event will be run as proposed in the report</b></li> <li>• <b>the speakers and panel make-up as discussed</b></li> </ul> <p><b>The Board agreed to invite the Lead Member for Housing, Councillor Diakides, to open the Conference.</b></p> <p><b>The Board also requested that a more detailed timetable for the event is brought back to the Board meeting in August.</b></p>	Sorrel Brookes
11.	<p><b>Homes for Haringey Asset Management Strategy</b></p> <p>Bob Watts Introduced the report on the Asset Management Strategy. He noted that the key outcomes of the strategy and explained that a new head of asset management had been appointed to deliver the strategy</p> <p>Board members request the following amendments;</p> <ul style="list-style-type: none"> <li>• Typos need to be corrected.</li> <li>• Standard use of “HFH” or “Homes for Haringey” is required.</li> <li>• The Board noted that the Asset Management Strategy both built on and developed the Council's previous Asset Management Strategy.</li> <li>• Where there is a list of risks, we need to indicate how we will deal with these risks within the document.</li> </ul>	

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	<ul style="list-style-type: none"> <li>• We must turn all indicators to green by time of inspection.</li> <li>• We need to make clearer the split between tenanted and leaseholder properties.</li> </ul> <p><b>The Board agreed the Strategy for submission as part of the Round 6 ALMO funding bid to the Department for Communities and Local Government at the end of July 2006 subject to the amendments highlighted above.</b></p>	
12.	<p><b>Procedures for Handling Board Member Enquiries</b></p> <p>Gethin Segel presented the report on the proposed procedure for handling enquires from Board members. He highlighted the three possible options that had provided.</p> <p>It was noted that the procedure covered enquires directed at Board members from residents. Day to day information required by Board members should still be sought through the Governance Team</p> <ul style="list-style-type: none"> <li>• <b>The Board agreed to adopt the system for dealing with enquires as outlined in the report.</b></li> <li>• <b>In particular they agreed to accept Option 2 which states that the Feedback team will seek permission to release information in all instances which involve "sensitive personal data" and only forward the full response to the board member if the customer grants permission. For the purposes of the Act "sensitive personal data" includes information likely to disclose the following; ethnic/racial origin, political opinions, religious beliefs, trade union membership, health, sexual life, alleged criminal activity, and court proceedings.</b></li> </ul>	
13.	<p><b>Company Housekeeping</b></p> <p>Bob Chedzoy circulated a revised report (amended at 2.1) and then introduced the report which covered</p> <ul style="list-style-type: none"> <li>• Use of company Seal</li> <li>• Financial Matters</li> <li>• Signing Contracts</li> <li>• Board Away days</li> </ul>	

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	<p>After discussion the Board noted that contracts agreed under delegated authority must be reported to the next meeting of the Finance &amp; Audit Committee.</p> <p><b>The Board agreed that:</b></p> <ul style="list-style-type: none"> <li>• <b>The power to authorise the use of the Company Seal and to sign any document to which the seal is affixed be delegated to the Chair of the Board or Chair of the Finance Committee when agreeing any contract valued at £250,000 or more.</b></li> <li>• <b>The power to authorise the use of the Company Seal and to sign any document to which the seal is affixed be delegated to the Chief Executive and Executive Directors when agreeing any contract up to the value of £250,000 pending further work on the contract regulations by the Finance and Audit Committee.</b></li> <li>• <b>The draft financial documents presented to the Shadow Board minutes on 13th February 2006 were adopted pending further work.</b></li> <li>• <b>Board away days happen once a quarter for half a day on Saturday with Lunch. This arrangement to be reviewed in the light of experience.</b></li> </ul>	

## Confidential Minutes

14.	<p><b><u>Confidential Items</u></b></p> <p><b>Extension to the Decent Homes Target</b></p> <p>Bob Watts introduced the Board to a report that will be submitted to the Council. The report seeks permission for a one year extension to the delivery of the decent homes programme. He explained that the Government is encouraging ALMOs seeking to bid under the round six programme to seek such an extension.</p> <p><b>The Board accepted the recommendations of the report to note and comment on the option of applying to the Department for Communities and Local Government for an extension to the 2010 deadline for the delivery of the decent homes standard in Haringey.</b></p>	
15.	<p><b><u>Committee Minutes</u></b></p> <p>The confidential minutes from the Finance Committee held on 28.06.06 were noted</p>	

## **Appendix 1**

### **Resident Questions and Response from the Chair.**

#### **Question 1:**

According to the Audit Commission value for money will be achieved by economy, efficiency and effectiveness. Where within this framework will the social cost be determined and quantified?

Social cost would include things such as the caretaker who does that little bit extra for a pensioner living alone or a disabled person. The concierge who spends time with possible unruly youths in an attempt to give them some positive guidance. A housing manager that cares about an estate and what happens to it.

#### **Answer:**

The Audit Commission itself recognises that value for money is more than just obtaining services for the cheapest price.

The Audit Commission's own guidance states that "We will judge value for money primarily from the perspective of service users", and that "Costs alone do not reflect value. Local context and quality of service are important and need to be taken into account in arriving at value for money judgements."

The examples given in the question are more about the social value of our services, rather than their cost. They are good examples of staff 'going the extra mile', and doing much more than just the bare minimum.

#### **Question 2:**

Since the inception of the ALMOs, how many have succeeded? How many have failed? If they have failed, what has happened to the housing stock?

#### **Answer:**

It is important to remember that ALMOs do not own tenants' homes. Tenants' homes remain owned by the Council. If an ALMO were to fail, tenants' homes would be safe, and would continue to be owned by the Council.

No ALMO has 'failed' in the sense implied by the question.

The ALMO programme has so far been successful in improving services to tenants and leaseholders. In the first 3 rounds of ALMOs 34 out of 36 achieved 2 stars or above, in round 4, 9 out of 12 have achieved 2 stars or above, and the only ALMO inspected so far in round 5 achieved 3 stars.

ALMOs in rounds 1 and 2 are now completing their Decent Homes programmes.

However, there is the possibility of an ALMO failing in some way. The main risks are:

1. An ALMO could fail to get the required 2 stars, and would not be allocated the money for the 'Decent Homes' programme. The ALMO would then have to improve the quality of its services, and reapply. In the first 3 rounds, 4 ALMOs only achieved 2 stars at their second attempt. In round 4, one ALMO received zero stars, and 2 others only achieved 1 star.
2. An ALMO could under estimate the amount of money required to achieve the 'Decent Homes' standard, and bid too low. This appears to have happened in one case.
3. An ALMO could overspend on the building contracts for 'Decent Homes'. Because the allocation of money is fixed, the ALMO would have to cut back, and would not be able to bring all homes up to the standard.
4. An ALMO could spend more than its income. If it carried on doing this, and took no action to make savings, it would go into liquidation. The Council would then own a bankrupt company, but tenants' homes would be safe, because they are owned directly by the Council, and not by the ALMO.