



**HIGH PEAK COMMUNITY HOUSING LIMITED
COMPANY NUMBER 4983817
BOARD MEETING**

28 April 2009

Present: Agnes Bradley (Chair), John Ardern (Vice Chair), Graham Fox, Anthony McKeown, John Pritchard, Awaad Rashed, Chris Webster, Peter Glover, Simon Rogers, Linda Baldry, Kerry Martin, Mike Watson

In Attendance: Mark Ford, Mike Coppock, Jason Hawkes, John Moss, Louise Pearce, Christine Hughes (Minutes).

1. Apologies – Linda Leather

2. Expressions of Interest

Other than that which might reasonably be expected from tenants and Council nominees, no Expressions of Interest were declared.

3. Minutes of last Meeting/Matters Arising/Follow up Summary

The minutes from the meeting held on 24th March 2010 were proposed by John Pritchard and seconded by Linda Baldry and agreed by the Board to be a true and accurate account of the meeting.

The confidential minutes from the meeting held on 24th March 2010 were proposed by Anthony McKeown, seconded by Graham Fox and agreed by the Board to be a true and accurate account of the meeting.

Matters Arising

No matters arising

Follow up Actions

No comments were raised

4. Chairs Update

Fire at Fairfield

The Chief Executive briefed the Board on the Fire at Fairfield and any surrounding issues.

5. Performance Information

The Head of Business Services presented the report and revised Quality Policy and asked Members to contact her if they had any questions.

Confidential Items

- 6. Approval of Budgets – issued as a confidential minute attached to these papers.**
- 7. Update on Strategic Issue – this confidential minute will be tabled at the meeting.**

8 High Level Business Summary

Financial Report

The first draft of the report that the Council commissioned on the HRA Reform consultation paper has been received. The proposal in the consultation is that HPBC would be allocated £57m of HRA debt..

The Chief Executive said the proposed settlement would allow us to maintain the Decent Homes Standards and there was a possibility of allocating some of the money to build new homes. However a balance would need to be struck to enable us to meet tenants priorities and develop new homes.

A member asked if the 30 year modeling figure was a realistic figure, it was confirmed that the figures supplied are real costs.

A Member asked if the debt was with HPCH or HPBC, it was confirmed that it was with HPBC.

Suggested Board Report template

It was agreed that the template provided be taken to the working group to approve.

Board noted the Financial Report

9. Improving Service Delivery Strategy

The Head of Business Services presented the report and said that this had been approved by the Forum.

Board approved the Strategy

10. Quality & Performance subgroup update

The Chair of the Quality & Performance subgroup said that the group had reviewed the year end figures and were happy with them. He asked that staff be thanked for the good performance over the year.

Concerns were raised about the number of empty properties. It was suggested that a letter be sent from the Board to the Council to request some movement on this issue.

The target on Gas Servicing had improved.

Any Other Business

A member voiced concern over an issue that had been brought to his attention by a local Councillor concerning confusion about who was the Neighbourhood Co-ordinator in a particular area.

The Head of Homes & Communities said that there is presently a problem in one area as they had been unable to recruit anyone successfully following advertisement. A member of staff has been seconded internally and is being trained to take on this post.

It was agreed that better communication should be provided to Councillors about which co-ordinator is in which area. A comment was made that all the information is provided on the website.

Date of next meeting:	23rd June 2010
Time:	6.00 pm
Venue:	Head Office, Municipal Buildings, Glossop

Signed: _____

Date: _____