

**Minutes of the Aire Valley Homes
Board Meeting
3rd February 2009 at 5pm - at Navigation House**

Board Members Present

Roy Birch (RB),
Mary Clark (MC)
Cllr Geoff Driver (GD)
Cllr Peter Gruen (Chair) (PG) (Part)
Andrew Feldhaus (AF)
Christina Fielden (CF)
Cllr Robert Finnigan (RF)
Cllr Stewart Golton (SG)
Phil Davies (PD)

Apologies

Brenda Barlow (BB)
Richard Whitaker (RW)

AVHL Officers present

Richard Corbishley (RC)
Simon Costigan (SC)
Vicki Jagger (minutes) (VJ)
Gail Teasdale (GT)
Neil Diamond (ND)
Mike Holdsworth (MH)
Jeff Clarke (JC)

		Action
215.0	Apologies for Absence/Quorum	
	Apologies were received from Brenda Barlow and Richard Whitaker.	
216.0	Declaration of Interest	
	Members were asked to declare any interests at this point. None were declared.	
217.0	Attendance Schedule	
	Board members noted the attendance schedule and need to firm up attendance at Sub Committees.	
218.0	Minutes of meeting – November 2008	
218.1	<u>Accuracy</u>	
	The minutes were agreed as a correct record.	
218.2	<u>Matters Arising</u>	
	<u>119.0 Chief Executive leaving AVHL</u>	
	PG had been in touch with Merran who was settling in her new role at Kirklees. PG to outline the recruitment timetable for the new CEO later in the meeting.	
	SC reported that the Strategic Landlord has put together a report which	SC

looks at the relationship between themselves and the ALMO following an Internal Audit. SC explained that this will be presented to the RPRSC for comment by Board Members.

203.0 Inspection Plan

Inspection progress will be put on CSSC as a standing item.

SC

207.0 Business Plan

GT has presented a first draft to SMT which will then be presented to the RPRSC. GT reported that AVHL have submitted their bid to the Strategic Landlord.

GT

208.0 Public Relations Contract

A meeting has been set up with GT and PG with Acelleris to ensure AVHL get maximum positive press coverage.

GT

219.0 Affordable Housing Presentation

Paul Langford, Ernie Gray and Bridget Emery attended for this item.

PL gave a presentation on the Affordable Housing strategy which aimed to inform Board Members of the following:

- What is meant by affordable housing?
- The Leeds response to the Government Challenge
- The Leeds Housing Market – Threats and Opportunities.
- The Future?

PL explained that the Leeds Strategic Affordable Housing Partnership had been set up to drive the affordable housing Strategy for Leeds and 6 sites have been identified in Leeds one of which is in Middleton. MC asked if AVHL could be involved in the Partnership, PL explained as there is no RSL representation this wouldn't be possible at this stage.

ND is involved with the master planning in Middleton and a presentation will come to the Board on the work so far in May 09.

PL explained that there are linkages with the PFI lifetimes homes bid. The Board wanted to ensure that they are fully engaged with this process and able to inform decisions.

PG had some further questions for PL.

- 1) The three ALMOs have been asked to bid into a pot of £5.8m and want to know the outcome of their bid. PL to chase this up. PL
- 2) AVHL still haven't had access to a timetable for the tender of the Sheltered service. BE will follow this up and forward a revised timetable. BE
- 3) Future option for ALMOs – ALMO Board Members to be fully engaged. PL accepted that ALMOs could have been more involved during the previous review and ensured they would be at each stage in this review. PL

Board Members noted the content of the presentation and PL, EG and BE were thanked for their attendance.

220.0 Affordable Housing Update

SC presented a report to give an update on the Leeds Affordable Housing Strategic Partnership Board. At its meeting in December 08 approval was given to see a development partner to develop four sites in the city, two of which are within AVHL, one in Beeston and one in Holbeck. These 2 sites have been packaged together with the other sites within the ENEHL boundary as one development opportunity for the successful development partner.

RF and PG declared an interest at this point as both are members on the Plans Panel East.

SC ran through the timetable for the procurement which concludes in April 09 with the appointment of the successful bidder.

Board Members noted the location of the two sites at the Beverley's and Runswick's.

Board Members noted the report and asked for further updates on future progress. Board Members also asked if AVHL could look to become accredited and ND will take this forward.

ND

221.0 Options for ALMOs

GT presented a report which sets out why it is necessary to review the future of ALMOs, some of the potential options available, the approach of Leeds City Council and what other ALMOs are doing as the problem affects all 69 ALMOs across the country and is not just specific to AVHL. The report that was presented to Executive Board was attached as an appendix.

GT ran through the 4 options put forward by Leeds City Council:

1. Return the management of the stock to the Council and close the ALMOs;
2. Continue with ALMOs on the basis that the HRA review establishes a funding methods which would enable ALMOs to invest in the stock;
3. Transfer the ownership of the stock to Housing Association either a new one set up specifically for the purpose or an existing one;
4. A mixture of ALMO, transfer in house to the Council, PFI and stock transfer.

GT sees a further option for AVHL which would be to:

5. Allow the ALMO to develop other funding streams that would generate surpluses to offset the deficits

Board members noted the report and what the options are and asked that this be a standing item on the agenda.

SC/GT

222.0 Credit Crunch

GT presented a report which sets out the two main effects of the economic downturn on AVHL:

- a) Activity levels – eg more customers in arrears would mean more activity for the same resource to undertake
- b) Financial – there are decreases in available funding which will potentially impact on services, eg bank interest.

GT ran through the various specific issues affecting AVHL such as arrears, hate crime, homelessness, capital receipts etc.

GT also outlined the 3 key risks to the business which are:

- The effect on our suppliers and the increased risk of them ceasing to trade.
- The effect this would have on the PFI at Swarcliffe would not rest with LCC but would have an effect on customers involved in the PFI programme of which AVHL should be aware
- The Pension Fund deficit of £3,812k at the end of 2007/8.

Board members:

Noted the content of the report and its potential impact on future decisions

Approved the report being presented to the 3 area panels as part of the tenant consultation on the budget.

GT

223.0 Confidential Items

In accordance with the Board's Access to Information rules it was agreed that Members of the public be excluded from the discussion of the following items 224 to 226, in view of the confidential nature of the business to be considered.

227.0 Management Accounts – period 9

Given the time constraints GT advised that the RPRSC could discuss the accounts in more depth at their meeting in a few weeks, but asked that: the Board noted that the reduction in interest rates has meant a reduction in the interest AVHL thought it would earn by £444k.

The Board noted the current position of £138k overspent at period 9 and a forecast of a year end overspend of £323k.

The Board approved the management accounts to period 9.

228.0 KPIs – period 9

GT highlighted the pertinent performance issues for AVHL. The total number of voids took a downturn over the Christmas period but seem to have stabilised now.

Board Members approved the KPI report to period 9.

229.0 Minutes of Joint CSSC and RPRSC of 12th December

These were noted for information.

230.0 Minutes of Area Panels

These were noted for information.

231.0 Any Other Business

There being no other business the meeting closed.

232.0 Date of next meeting

Wednesday 25th March 2009 at 6.00pm at Navigation House.

A Health and Safety Briefing for Board Members will take place from 5.30pm.