



**BLACKPOOL COASTAL HOUSING LIMITED**

**MINUTES OF THE BOARD MEETING  
HELD ON TUESDAY 15<sup>th</sup> FEBRUARY 2011 AT 6.00PM  
IN THE BOARD ROOM AT COASTAL HOUSE**

**PRESENT:**

Diane Bellinger  
Cllr Simon Blackburn  
Cllr Jim Houldsworth  
Cllr Fred Jackson  
Alan Marsh  
Judith Mills  
Bill Rogers  
Janet Stirling  
Alison Stringer  
Doreen Wightman (Chair)

**NOT PRESENT**

Cllr Tim Cox  
Carol Hall

**IN ATTENDANCE:**

Peter Jefferson (Chief Executive)  
Maggie Cornall (Director of Housing Services)  
Cyril Holland (Director of Property Services)  
Neil Jack (Director of Finance & Resources)  
Peter Whittaker (Company Secretary)  
Sam Fowler (Personal Assistant) - Minutes

**PART A – OPEN SESSION**

1.	<b><u>Apologies</u></b> Paul Whitehead, Cllr Ron Bell
2.	<b><u>Declarations of Interest</u></b> None
3.	<b><u>Minutes of Board Meeting 16th December 2010</u></b> <b><u>Agreed:</u></b> That the minutes be approved as a true record.
4.	<b><u>Matters Arising</u></b> None
5.	<b><u>Financial Performance</u></b>



<p><b>5A</b></p>	<p><b><u>2010-11 Q3 BCH Budget Monitoring Report</u></b></p> <p>Neil Jack presented the report which considered the BCH financial position at the end of the third quarter of 2010/11 as at 31<sup>st</sup> December 2010. It was projected that BCH would show an in year surplus of £309,000 compared to a previously budgeted deficit of £129,000. Balances were projected to be £1,643,000 at the financial year end on 31<sup>st</sup> March 2011.</p> <p>Judith Mills asked if BCH would be allowed to retain all the balances or whether it would have to repay part of them to the Council. It was explained that, provided a prudent level of balances was maintained, some money could be paid back to the Housing Revenue Account (HRA) if the Council requested it. However, the money could only be used for HRA purposes such as topping up the level of Decent Homes Programme funding. It could not be used to support general Council expenditure.</p> <p>Alan Marsh asked whether the funding allocated for redundancies would be sufficient if there are 28 members of staff at risk. It was confirmed that, although 28 staff were at risk, the number of actual redundancies would be lower due to redeployment of staff to vacant posts.</p> <p><b><u>Agreed That:</u></b></p> <ol style="list-style-type: none"> <li>1. The 2010 -11 Quarter 3 BCH financial position be noted</li> <li>2. The allocation of £150,000 from balances to fund redundancy costs be approved.</li> </ol>
<p><b>5B</b></p>	<p><b><u>2010-11 Q3 Housing Revenue Account (HRA) Budget Monitoring Report</u></b></p> <p>Neil Jack presented the report which considered the HRA financial position at the end of the third quarter of 2010-11 on 31 December 2010. It was projected that in 2010/11 there will be an in year deficit on the HRA of £38,000, compared to a previously budgeted surplus of £77,000. HRA balances are projected to be £1,312,000 at the financial year end on 31<sup>st</sup> March 2011.</p> <p><b><u>Agreed That:</u></b></p> <ol style="list-style-type: none"> <li>1. The 2010 -11 Quarter 3 HRA financial position be noted</li> </ol>
<p><b>6.</b></p>	<p><b><u>Operational Performance</u></b></p>
<p><b>6A</b></p>	<p><b><u>2010-11 Q3 Operational Performance Report (Balanced Scorecard)</u></b></p> <p>Peter Jefferson introduced the report and asked if Directors had any questions or concerns relating to it.</p> <p>Diane Bellinger expressed concern about the fluctuations in the rent arrears figures over the course of the first three quarters of the year. Maggie Cornall explained that, when the Council began replacing its Housing Benefits System, BCH was paid five weeks housing benefit in advance to help reduce the impact of simultaneously implementing their own new Housing Benefit system and the BCH Housing Management System, thus substantially reducing total arrears at that time.</p> <p>She further explained that it was not currently possible to issue new or replacement payment cards because the Council had gone to tender to appoint a new supplier and system. This</p>



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