



BLACKPOOL COASTAL HOUSING

MINUTES OF THE BOARD MEETING HELD ON WEDNESDAY 21st MARCH 2007 AT 6.00pm, PROGRESS HOUSE

PRESENT:

Non-Executive Directors

Independent Directors

Ron Bell JP (Chair)
Alan Marsh
Mick Buchanan

Council Nominee Directors

Cllr Michael Carr
Cllr Lily Henderson MBE
Cllr Jim Houldsworth
Cllr Kath Rowson

Tenant Directors

Irene Bishop
Gwen King
Bill Rogers
Doreen Wightman (Vice-Chair)

IN ATTENDANCE:

Peter Jefferson	Chief Executive
Cyril Holland	Director of Property Services
Neil Jack	Director of Finance & Resources
Peter Cross	Independent Consultant (3E's)



	PART A – OPEN MEETING – 21st MARCH 2007
1	Apologies Cllr Kath Benson, Pat Corless, Iris Oldham
2	Declarations of Interest Cllr Kath Rowson declared an interest in item 7, as Cabinet Assistant for the Urban Environment. Cllrs Carr and Henderson declared an interest in item 9, as members of Lancashire Combined Fire Authority.
3	Minutes of the Meeting of 14th February 2007 The minutes were agreed as a true record.
4	Matters Arising There were no matters arising.
5	Introduction of Jackie Potter – Blackpool Council’s Strategic Director of Tourism and Regeneration Jackie Potter was unable to attend the meeting. Either Jackie or her colleague, Antony Lockley, will attend the next meeting of the Board on the 16 th May.
6	Scheme for Board Members Expenses Neil Jack introduced the item, which outlines the basis for reimbursing board members’ expenditure while undertaking Blackpool Coastal Housing Ltd duties. Agreed The scheme was approved. Retrospective claims can also be made for expenditure incurred for the period the Board operated in shadow form.
7	Procurement Issues Cyril Holland introduced the item, explaining the background to past procurement of communal estate services. The main services considered were; grounds maintenance, estate cleaning and security. Agreed It was agreed that Blackpool Coastal Housing Ltd would market test the services, starting by placing a Prior Information Notice in the Official Journal of the European Union. BCH will also hold an open day for potential contractors to gauge interest from the market place and consult with all stakeholders.



<p>8</p>	<p>Rent Report 2007/08</p> <p>Neil Jack introduced the report. Blackpool Council approved the rent levels for 2007/08 on the 23 February 2007. This decision increased average rent levels by 4.5%. The report also approved the BCH management fee for 2007/08, of £11,248,000.</p> <p>Agreed</p> <p>That the Report be noted.</p>
<p>9</p>	<p>Lancashire Combined Fire Authority – Domestic Sprinkler Film</p> <p>Cllr Michael Carr introduced the film, making reference to the potential for saving lives and property, particularly given the significant investment currently being made in the stock.</p> <p>Agreed</p> <p>It was agreed that the matter should be considered in more detail at a future meeting. Cyril Holland is meeting with Chris Waters of the Combined Fire Authority to discuss the matter on the 4th April, Cllr Carr will also attend if available.</p>
<p>10</p>	<p>Sub-Committee Minutes – Including Terms of Reference</p> <p>Gwen King, chair of the Finance & Audit Sub-Committee, introduced the minutes of the first meeting and the proposed Terms of Reference.</p> <p>Agreed</p> <p>The minutes were accepted and the Terms of Reference were agreed.</p>
<p>11</p>	<p>Verbal Reports</p> <p>Future of ALMOs</p> <p>Peter Jefferson delivered a summary of some of the options that are being considered by the Government for increased flexibility for ALMOs. These freedoms would only be available to 2/3 star organisations, and focus on removing authorities from the housing subsidy system and look at the possibility of developing new stock. Both these options would provide for greater financial stability for the future.</p> <p>Recruitment</p> <p>From the recruitment campaign recently undertaken by BCH, there were over 1,400 requests for application packs, from which over 400 applications have been received.</p> <p>Staff Awareness Sessions</p> <p>Sessions are taking place, at Blackpool Football Club, to increase staff awareness of the vision and values of BCH, on the 3rd and 4th April. Board members are encouraged to attend and meet the staff.</p>



	<p>Invitation to the Tenant Liaison Forum</p> <p>The next Tenant Liaison Forum takes place on the 8th May. Board members are invited to attend, this will help increase visibility of the decision making process.</p>
<p>12</p>	<p>Any Other Business</p> <p><u>Debt Recovery Team Visit</u></p> <p>Gwen King passed on her thanks, on behalf of the Board Members who attended, to the Debt Recovery Team.</p> <p><u>Apology Protocol for Board Members</u></p> <p>Cllr Jim Houldsworth noted that members should make every effort to make their apologies if unable to attend meetings, whether in full or part.</p> <p><u>National Federation of ALMOs AGM</u></p> <p>The AGM of the National Federation of ALMOs takes place on 9th May, Ron Bell and Peter Jefferson will need to attend. It was agreed to move the next Board meeting to the 16th May to accommodate this. A report will be submitted to the next meeting on any issues from the AGM.</p> <p><u>Carbon Monoxide Awareness Campaign</u></p> <p>Mick Buchanan raised the issue of CO awareness in Blackpool. It was agreed that a report is to be brought to a future meeting.</p> <p><u>ALMO Bid</u></p> <p>Cllr Jim Houldsworth raised his concerns over growing expectations among tenants, particularly given the strong possibility that the capital funding received will be less than the bid. Peter Jefferson agreed that further communication with tenants was needed, but it would be best to await the announcement of the first tranche of funding to ensure that the most accurate picture can be provided.</p> <p><u>Report in Gazette re. Laycock Gate</u></p> <p>Ron Bell raised the issue of a report in the Blackpool Gazette regarding storm damage to properties on Laycock Gate. Cyril Holland stated that the matter was being dealt with.</p> <p><u>Local Council Elections</u></p> <p>Ron Bell informed the Board that he is standing for election to Blackpool Council in the may elections. If elected he will resign from the Board in his capacity as an independent board member.</p>
<p>13</p>	<p>The Meeting Closed at 7.50pm</p>
<p>14</p>	<p>Date and Time of the Next Meeting</p> <p>Wednesday 16th May 2007 in Progress House at 6.00pm</p>