



BLACKPOOL COASTAL HOUSING

MINUTES OF THE SHADOW BOARD MEETING HELD ON WEDNESDAY 20TH SEPTEMBER 2006 AT 6.00pm, PROGRESS HOUSE

PRESENT:

Non-Executive Directors - Independent

Ron Bell JP
Michael Buchanan
Alan Marsh
Iris Oldham

Council Nominee Directors

Cllr Michael Carr (Part)
Cllr Lily Henderson MBE
Cllr Jim Houldsworth

Tenant Directors

Gwen King
Bill Rogers
Alison stringer
Doreen Wightman

IN ATTENDANCE:

Peter Jefferson	General Manager Designate
Maggie Cornall	Head of Housing Services Designate
Cyril Holland	Head of Property Services Designate
Neil Jack	Head of Finance Designate
Peter Whittaker	Company Secretary Designate
Mohammed Athar	Independent Consultant (Housing & Diversity Ltd)
Mike Gaskell	Legal Advisor (Trowers & Hamblins)
Peter Cross	Independent Consultant (3E's)



	PART A – OPEN MEETING – 20th SEPTEMBER 2006
1	Apologies Apologies were received from Pat Corless, Irene Bishop and Cllrs Benson and Rowson
2	Declarations of Interest There were no items of interest declared.
3	Minutes of the Meetings of 6th and 14th September 2006 The minutes were agreed as a true record.
4	Matters Arising <u>6th September 2006</u> A Item 4D – Gwen king asked about progress with arrangements for Directors to have access to Housemark and other web-based information resources such as the Housing Quality Network (HQN) and the National Federation of ALMOs (NFA). Agreed That Peter Whittaker should expedite matters B Item 6 – Alan Marsh asked about the potential for making major repairs and improvements to hostels. Peter Jefferson and Neil Jack explained the funding position and the fact that the HRA Business Plan took account of this. It was noted that some monies are available in 2006-07 and that it is hoped that more can be found in future years. Arising from this discussion Bill Rogers asked what would be the minimum level of housing stock needed to sustain the current HRA budget and staffing levels. Neil Jack explained that projected stock reductions from RTB sales and other redevelopment disposals were built into the HRA Business Plan. Peter Jefferson commented that it would be necessary to monitor the position closely in order to identify any future impact on staff, which it is hoped could be managed through natural wastage should the need arise. <u>14th September 2006-09-28</u> C Item 5 - It was noted that a second housing stock tour will be arranged to take account of the items on the itinerary that were missed and the fact that a number of Directors had been unable to attend the meeting.
5	Equalities and Diversity Mohammed Athar, consultant from Housing & Diversity Limited, facilitated an interactive workshop covering the full range of these issues, their impact and importance. A Agreed That the issues be noted and that Athar be thanked for his informative presentation.



<p>6</p> <p>A</p>	<p>Management Agreement between Blackpool Council and Blackpool Coastal Housing</p> <p>Mike Gaskell from the BCH legal advisors, Trowers & Hamlins, presented a report setting out the main elements of the management agreement and identifying the items where agreement had still not been reached during the negotiations that had been taking place with Blackpool Council. He dealt with a range of questions from Directors, many of which focused on the TUPE issues involved.</p> <p>Agreed</p> <p>That:</p> <ol style="list-style-type: none"> 1. The Council must warrant the accuracy of the information that it provides about employees transferring to Blackpool Coastal Housing under TUPE regulations. 2. Blackpool Coastal Housing must be allowed a sufficient degree of independence, freedom of action and control in order to give to its Board of Management the full means and ability to discharge and be properly accountable for the responsibilities that are to be placed upon it. 3. With regard to clauses 6.10 and 65.5.2 (iv) the references to demonstrating “best value” should be removed and replaced with references to other forms of performance measurement such as the use of an agreed set of statutory and local performance indicators or the outcome of Audit Commission inspections. 4. A paper copy of the final version of the Management Agreement showing the changes made from the model agreement is to be sent to each Director as soon as it is available. <p>Cllr Michael Carr was not present for this agenda item, having left the meeting before the end of the Equalities & Diversity Workshop (Item 5).</p>
<p>7</p>	<p>Any Other Business</p> <p>None</p>
<p>8</p>	<p>The Meeting Closed at 9-00pm</p>
<p>9</p>	<p>Date and Time of the Next Meeting</p> <p>Wednesday 4th October 2006, at 6.00pm Progress House</p>