

Board Meeting Minutes

Date: 9th April 2008

Time: 6.30pm

Venue: The Friendship Club, Strafford Street, London E14

Present	
Island Homes Board Members	Pam Cole (Chair) – (Kingsbridge Leaseholder) Kay Morrison Tenant (Samuda) Maggie Phillips (Tenant St. John's) Karin Golding Tenant (Barkantine) Tony Lane (Leaseholder Barkantine) Deirdre Benjamin (Leaseholder Kingsbridge)
Independent Members	Mary Goyder
Co-opted Members	
One Housing Group Members	Hugh Lake
One Housing Group Officers	Mick Sweeney Brian Hurrell
Island Homes Officers	George Sheerin - Managing Director Grace Frederick (minutes)

Note: 4 residents attended the meeting as observers

Item		Action
1.	Apologies for absence Mohammed Aziz, Mohammed Maium Miah, Charles Culling, Nigel Duerdoth, Jeremy Burden and Andy Britten	
2.	Declarations of Interest None	
3.	Minutes of the meeting of 13th February 2008 Correction Item 3 reference to minutes of 5 th December 2005 should have been 2007. Points of clarification were raised by TL over a period of 40 minutes. There were no points requiring material changes to the record of the decisions made in the minutes. The minutes of the meeting were approved.	
4.	Minutes of the Meeting 5th March 2008 It was agreed that the final paragraph under item 8 be deleted. The minutes of the meeting were approved.	
5.	Matters arising from 13th February 2008 meeting	

	<p><u>Training for Board Members</u> – it was noted that New Mill Consultancy had been engaged for an introductory session on 24th April 2008.</p>	
6.	<p>Matters arising from 5th March 2008 meeting</p> <ol style="list-style-type: none"> 1. <u>Major Works</u> Ballin Court – K M asked for a progress report to be produced. It was agreed that GS to set up meeting with the SELMO Group 2. Kitchens –It was noted that BRE Report received, Symphony Kitchens to be contacted regarding potential latent defects. 3. Lap Top has been returned by B G as requested 	GS
7.	<p><u>Item 4.1 – Schedule 1 potential breach</u> (name removed for confidentiality)</p> <p>There was a proposal from T L seconded by K G that this should not be dealt with as a confidential item.</p> <p>Voting result: Proposal upheld 4 votes for – names removed votes against –. names removed</p> <p>There was then a proposal from names removed that the matter be investigated and reported to the OHG appointments committee.</p> <p>Voting result: Proposal upheld 3 in favour – names removed 3 against – names removed the chair, used her casting vote to uphold the proposal.</p> <p>There was a proposal – That names removed should not be suspended during the investigation. Proposal made by names removed</p> <p>Voting result: Proposal upheld The vote was unanimous.</p> <p>Item 4.2 Schedule 1 breaches names removed There was a proposal that the matter be treated as confidential.</p> <p>Voting result: Proposal upheld 4 in favour – names removed 2 against – names removed 1 abstention – names removed <i>At this point the observers left the room.</i></p> <p>There was a proposal from names removed that the Island Homes Board instruct the M.D to take reasonable steps to recover payments made to names removed.</p> <p>Voting result: Proposal upheld 4 in favour – names removed 3 against – names removed.</p>	

Item 4.3 Audit Commission Inspection & Governance

There was a general recommendation for the board to consider

1. That a unanimous agreement to all the recommendations set out is needed to show a collective and individual commitment by each member to good governance and the achievement of satisfactory performance by the Board and the Association.

TL put forward a proposal **to reject** the recommendation in favour of examining each recommendation separately and consider caveats to each.

Voting result: Proposal upheld

4 votes for – names removed

2 against – names removed

1 abstention – names removed

Recommendation No. 2 – That the Board delegates authority to direct and to manage staff to the Improvement Team Project Director this was Agreed unanimously.

Recommendation No. 3 – That the Board delegates authority to the Team Project Director to reorganise staff and to reallocate key functions. This was agreed unanimously.

Recommendation No. 4 – That the Board agrees to prioritise Performance Information, Service Improvement Plans and that it should receive regular reports on The Decent Homes Programme in terms of progress on timescale and on budget. This was agreed unanimously.

Recommendation No. 5 This was agreed as per earlier amendments.

Recommendation No. 6 re: This was agreed as per earlier amendments

Recommendation No. 7 - That the board agrees to adopt OHG Standing Orders & Service Level Agreement.

There was a proposal made to agree the recommendation

Voting result: Proposal rejected

4 against – names removed

2 votes for – names removed

1 abstention – names removed

A note on a recent petition received from mainly Bengali Residents was received which raised questions about Board Members lack of consultation and representation with this community.

A suggestion from a member that the petition itself needs

	<p>to be investigated as he said that he had received advice that the signatories were likely to have been bribed and coerced by the Island Homes Managing Director was not acted upon.</p> <p>Recommendation No. 8 – Resident Involvement Framework to be submitted for approval at the next Board Meeting.</p> <p>Voting result – agreed by all present except one</p> <p>A note on poor practice whereby Board Members and Tenant and Resident Association members had access to offices without appointment (including key access) and thereby breached resident confidentiality was received.</p> <p>Recommendation No. 9 - That the offices be made secure and not open to TRA members or resident board members without appointment and that TRA groups use of offices be relocated to community buildings.</p> <p>There was a proposal to agree the recommendation</p> <p>Voting result: Proposal rejected 5 votes against – names removed 1 for – names removed</p>	
8.	<p>Date for Board Sub-Group Meeting on Major Works/Repairs/New Developments It was agreed to write to members with potential dates.</p>	
9.	<p>Any Other Urgent Business There was no other business discussed.</p>	
10.	<p>Date of Next Meeting 11 June 2008</p>	