

**Minutes of the Aire Valley Homes
Board Meeting
29th July 2009 at 6pm - at Navigation House**

Board Members Present

Roy Birch (RB),
Mary Clark (MC)
Cllr Peter Gruen (Chair) (PG)
Andrew Feldhaus (AF)
Christina Fielden (CF)
Cllr Stewart Golton (SG)
Brenda Barlow (BB)
Richard Whitaker (RW)
Cllr Geoff Driver (GD)
Cllr Robert Finnigan (RF)

Apologies

Phil Davies (PD)

AVHL Officers present

John Clark (JC)
Simon Costigan (SC)
Gail Teasdale (GT)
Neil Diamond (ND)
Vicki Jagger (minutes) (VJ)

		Action
249.0	Apologies for Absence/Quorum	
	Apologies were received from Phil Davies.	
	Peter Gruen informed the Board that Neil Hart had resigned from the Board due to change in circumstances in his consultancy business. Board Members had enjoyed the half hour briefing session regarding the 2 designs for the PFI at Beeston Hill and Holbeck and wanted to continue with these briefings.	
250.0	Declaration of Interest	
	Robert Finnigan and Peter Gruen declared an interest in item 8 due to their involvement in the Plans Panel East. They had also not taken part in the pre-Board discussion on PFI.	
251.0	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 item 252.0 to 254.0 in view of the confidential nature of the business to be considered.	
255.0	Financial report – 08/09 year end	
	GT ran through the executive summary financial report, setting out the current situation and summarising the decisions requiring Board approval.	
	AVHL year end overspend was £338k compared to a budgeted deficit of	

£18k. The Board have already discussed some of the reasons for this and GT ran through the adverse factors:

- Performance incentives generating £202k less than budgeted
- Repair costs exceeding budget (£189k)
- Sheltered restructure (£165k)
- Pension costs (£90k)
- Capital financing costs as discussed (£85k)
- SLA overspend (£58k)

GT also explained that AVHL would have a negative balance sheet for 08/09 and has raised this with Environments and Neighbourhoods Board Members noted that it is not unusual for companies to have negative balance sheets.

Board Members approved the Management Accounts for the year 2008/9.

256.0 Finance Report – period 3

GT explained that the report now covers both revenue and capital. There is an overspend of £576k at the end of period 3, and a full year forecast of £2.45, overspend which is £865k worse than budgeted. AVHL are undertaking various activities to ensure that this position is minimised. GT reported that it is hoped that they will be negotiating with the unions by August with a view to go to a 90 day notice if an agreement to the proposals is not made. A further update will be presented to the next Board meeting.

GT

The Capital performance is a forecasted breakeven position for the full year against the budget set on the 2nd June.

Board Members approved both the revenue and capital accounts to period three.

257.0 PFI Update

Neil Diamond attended for this item. ND gave an update on the PFI project in particular.

- That the procurement process is now down to two bidders, Regenter and SC4Leeds.
- An appointment will be made in 2010.
- The 5 multi-storey blocks are now empty. LCC are looking to bring forward funding for the demolition so that any decline in the area can be managed.
- Board Members to note that the management fee will reduce when these properties are demolished.
- Board Members asked whether there would be any bungalows in the scheme as this could help with adaptations budget and were advised that these hadn't been included.

Board Members noted progress so far and thanked ND for his attendance.

258.0 Business Plan update/KPI

GT explained that the KPI report would now include a business plan update. This would list out AVHL Business objectives and the Red, Amber, Green report (RAG) for each one. It is intended that the Board will discuss the objectives not on target (red). The Board discussed the partnership objective and SMT ran through some partnerships that are in place such as Middleton Bright Ideas, and Miller Pattison work on insulation in properties with a low SAP rating.

GT ran through the key KPI indicators, properties not decent is now at 11.41% and rents have improved to 96.3%, which is still below target but is an improving position. The sickness levels are also above target and a few cases of swine flu have been reported amongst staff.

Board Members approved the KPIs for period 3.

259.0 Minutes of CSSC and RPRSC.

These were noted for information. SC confirmed that LLPs for Sherburn Court and Rothwell will be taken to the next CSSC then passed to Strategic Landlord for approval and implementation.

260.0 Minutes of Area Panels

These were noted for information.

RB asked the Board to note the excellent representation of AVHL and Panels at local Galas which had helped raise their profile with local residents/groups.

261.0 Any Other Business

SG raised a query regarding Acceleris and the press cuttings books they produce. SG is concerned that the booklet is just a trawl of local cuttings that mention AVHL and not specific work that Acceleris has undertaken. This was noted.

262.0 Date of next meetings – all 6pm at Navigation House

Wednesday 29th July 09

Wednesday 30th September 09

Wednesday 25th November 09 (will include the AGM)