

Company Number 05564649
A Company Limited by Guarantee
Registered in England

St Leger Homes of Doncaster Limited

**EAST AREA BOARD MEETING
MONDAY 12 NOVEMBER 2007 at 6:00 PM**

Present

Cllr Bill Mordue, David Nevett, James Parkin, Cllr Moira Hood, Robert Allen, Rodger Haldenby, Vic Lowe.

In Attendance

Paul Hopkinson (Director of Property Services), Janet Clarke (Asst Director of Housing Management), Helen Kilshaw (Performance Monitoring Manager), Shauna Brady (Personal Assistant), Maxine Newton (Board Support Officer).

	ACTION
1. Apologies and Quorum	
1.1 Apologies were received from Lin Myers and Linda Milan.	
1.2 It was noted that a quorum was present. Rodger Haldenby chaired the meeting.	
2. Declarations of Interest by Area Board Members	
2.1 Rodger Haldenby declared an interest in item 9 – Estate Improvement Fund.	
3. East Area Board Membership	
3.1 The Chair advised that Cllr Carol Williams, Cllr Nigel Hodges and David Nevett had been appointed to the East Area Board. He also added that Brian Naughton and Phill Jackson had now been appointed to the Main Board, thanks were raised for their contributions to the East Area Board.	
4. Minutes of previous meeting held on 10 September 2007	
4.1 The minutes of the East Area Board meeting held on 10 September 2007 were agreed as a correct record.	
5. Matters arising from previous minutes held on 10 September 2007	
5.1 From item 5 – Current Rent Arrears – upward trend in % against	

annual debt – a report was tabled at the meeting that considered the reasons for the increase. It was reported that there had been a higher than average turnover in key posts in the Stainforth and Thorne area offices that had impacted on the figures. An action plan was detailed in the report summarising corrective actions to be taken to achieve an improvement in performance.

5.2 It was confirmed that the Welfare Benefits Advisor role did not include court duties, as pointed out by the Chair this could have potentially had a conflict of interest.

5.3 **Members noted the contents of the report.**

5.4 **From item 6.2 – Decent Homes Programme** - in order to give members a realistic view of how much work had increased on the Decent Homes programme the Director of Property Services advised that £63m would be spent this year compared with £11m last year.

5.5 **From item 11.3 – Leaseholder tenancy, access to property** – members were advised that legal advice was being obtained, once this was complete a procedure would be written and brought back to the Area Board.

PH

6. **Performance Monitoring Information**

6.1 This report was to present the East Area Board with performance information for August and September 2007.

6.2 Members were reminded of the process in place for submitting questions in advance, no questions had been received. Members received a summary report on current rent arrears, average time to re-let properties, repairs and maintenance and estate management.

6.3 **The Area Board noted the contents of the report.**

7. **Monitor Allocations to DMBC Properties**

7.1 The Assistant Director of Housing Management introduced this report that provided the Area Board with allocations made by SLHD between August and September 2007.

7.2 She commented that there had been a marked improvement on previously reported figures and she expected this to continue. Properties available to let were approximately twice the usual average number due to back logs from the impact of the floods.

It was agreed that a column would be added to the table in the report to give details of the new banding.

JC

7.3 **The Area Board noted the contents of the report.**

8. Receive Reports on Evictions

8.1 The Assistant Director of Housing Management presented this report that gave an analysis of evictions between 1 April to 30 September 2007.

8.2 There had been 47 evictions in the period, the majority of which were due to failure to pay the rent.

It was agreed that the timescale between abandonment and eviction would be worked out for the property at Rossington, abandoned following action taken to enforce the Tenancy Agreement at point 4.3 on page 5 of the report. JC

8.3 **The Area Board noted the contents of the report.**

9. Estate Improvement Fund

9.1 The East Area Board approved the go a head for the four projects and agreed that Vic Lowe and David Nevett would join the sub group. A meeting was arranged for Tuesday 27 November to carry out a site visit. It was also agreed that the sub group meet and take the decision on further projects to ensure that the £40k funding was fully utilised.

9.2 **The Area Board noted the document.**

10. Any Other Business

10.1 On behalf of the Main Board the Director of Property Services presented Rodger Haldenby with a token gift and thanked him for his recent co-option to the Main Board that had come to an end. Rodger expressed his appreciation commenting that he had thoroughly enjoyed his time on the Main Board.

10.2 The Chair also added that he would be away on annual leave for the January Area Board meeting and asked if they would be happy for Robert Allen to Chair the meeting. Members approved. RA

11. Date and Time of Next Meeting

Monday 14 January 2008

The meeting ended at 6:50 pm