

Company Number 05564649
A Company Limited by Guarantee
Registered in England

St Leger Homes of Doncaster Limited

**EAST AREA BOARD MEETING
MONDAY 14 MAY 2007**

Present

Rodger Haldenby (Chair), Verdun Lowe, Brian Naughton, Cllr Ken Keegan, Cllr Moira Hood, Steve Kimber, Dr Robert Allen.

In Attendance

Paul Hopkinson (Director of Property Services), Linda Milan (Company Secretary), Rebecca Wilkie (Asst Director for Estate Management), Shauna Brady (PA), Maxine Newton (Board Support Officer), Helen Kilshaw (Performance Monitoring Manager), Lynette Jenkins (Performance Monitoring Officer).

	ACTION
1. Apologies and Quorum	
1.1 Apologies were received from Lyn Myers, James Parkin, Phillip Jackson and Cllr Joe Blackham.	
1.2 It was noted that a quorum was present. The meeting was chaired by Roger Haldenby.	
2. Declarations of interest by Area Board members	
2.1 There were no declarations of interest.	
3. Minutes of previous meeting held on 16 April 2007	
3.1 The minutes of the East Area Board meeting held on 16 April 2007 were agreed as a correct record.	
4. Matters arising from previous minutes held on 16 April 2007	
4.1 Minute 3.1 – It was confirmed that that a letter of thanks had been sent to Charlie Wyatt on behalf of the East Area Board.	
4.2 Minute 10.2 – Members were advised that there were no outstanding repairs at 4 Hunster Close, the Area Board were unable to confirm whether the roof had been repaired as the member raising the issue had sent their apologies for the meeting.	
It was agreed that SLHD would visit the property and look into the matter.	RW

5. Performance Monitoring Information

- 5.1 The Performance Monitoring Manager and Officer introduced themselves to the Area Board and presented the performance monitoring information for February and March 2007.
- 5.2 Members attention was drawn to the new Summary of Performance Graphs booklet and comments were invited. They were informed that following the West Area Board meeting a request had been made to include trend lines. Members approved the new style booklet.
- 5.3 No questions had been received in advance of the meeting, Members were reminded of the process in place to submit questions prior to the meeting.
- 5.4 **The Area Board noted the contents of the report.**
- 5.5 The Performance Monitoring Manager and Officer asked permission from the Chair and left the meeting.

6. Monitor Allocations to DMBC Properties

- 6.1 The Assistant Director of Estate Management presented this report to update the Area Board on the turnover of tenancies between 1 April and 31 March 2007. The title of the report had changed since the publication of the agenda to Turnover of Tenancies.
- 6.2 Members were also given a copy of the 'Choosing an Area' booklet that would be updated as a result of ongoing work.
- 6.3 Members were given a breakdown of the South East and North East turn over rates and the reasons for tenants leaving properties.

One member asked for more in-depth analysis on the reasons why tenants were leaving properties. This was agreed to be included in the next bi-monthly report that will be brought to the Area Board.

RW

- 6.4 **The Area Board noted the contents of the report.**

7. Monitor Nominations made to RSL's

- 7.1 The Assistant Director of Estate Management gave a verbal report.
- 7.2 SLHD was still working with DMBC on the nominations agreed with DMBC and Registered Social Landlords (RSL's).
- 7.3 Further discussions were needed amongst all parties as SLHD had concerns with a recently issued agreement between DMBC and

Registered Social Landlords.

7.4 **Once agreement had been reached a further report will be brought back to the Joint Area Board.** JJ/RW

7.5 **The Board noted the contents of the report.**

8. Analysis of Evictions – 1 April 2006 to 31 March 2007

8.1 The Assistant Director of Estate Management presented a report to update the Area Boards on the findings from an analysis of evictions carried out between 1 April 2006 and 31 March 2007.

8.2 She informed the Area Board that there had been 88 evictions for rent arrears and 6 for other reasons. Evictions for other reasons were much less common. Anti-social behaviour is being managed by working with perpetrators to change their behaviour and apply other sanctions such as Acceptable Behaviour Contracts, Injunctions etc.

8.3 Using the information in the tables in the report she gave a more detailed explanation of the findings.

8.4 Members enquired how SLHD was managing the former tenant arrears debt, they were advised that when initial investigations had failed debt agencies were being used.

8.5 **The Board noted the contents of the report.**

9. Estate Improvement Fund

9.1 The Director of Property Services presented an updated document for the Estate Improvement Fund (EIF).

9.2 It was agreed to this item being removed from the next Area Board meeting. SB

The Chair commented that not all of the funding had been used in the previous year. The Area Board agreed they would ensure that the £40k would be fully utilised in 2007/8.

9.3 One member asked if the draft form could be handed in at a TARA meeting that was taking place the following day. This was agreed.

10. Kingsway Update

10.1 The Director of Property Services gave a verbal presentation to the Area Board on progress of the Kingsway Clearance Scheme.

10.2 He informed the Area Board that there were 3 private properties

that are still to be completed on buybacks and 1 council property that is occupied by family members of a previous tenant outstanding.

10.3 125 of the 170 properties have now been demolished.

Of the remaining 45 - 14 have been issued to the demolition contractor, 23 are being prepared for demolition and 8 are being progressed with regards to utility disconnection.

10.4 A member raised concerns about litter at Duke Street, Stainforth. Members were informed that SLHD was doing its very best to act as an agent for DMBC however the responsibility for managing litter and the demolition process ultimately lies with DMBC.

11. Any Other Business

11.1 Members were advised of the Main Board decision for the retirement and re-appointment of Area Board members. A presentation was given to help explain the process.

11.1.1 Steve Kimber, Independent Area Board member volunteered to resign at the AGM in Nov 2007.

It was agreed that the second Independent Area Board member required to resign would be decided outside of the meeting, as not all Independent Board members were present.

11.1.2 Mr R Haldenby volunteered to resign at the 2007 AGM, the second vacancy will be created by Mr Wyatt's resignation and the Board restricting their Tenant Board Member representation to one.

11.2 A Member raised that in Sheffield when a customers home is modernised in the Decent Homes programme they are given a number of points which they "spend" by choosing from a list of options, all of which have a points rating. Options include laminated flooring, fitted wardrobes, garden sheds etc. Members were advised that the specification for the Decent Homes programme would be reviewed over the forthcoming months, however to bear in mind that there is only a fixed amount of money available.

11.3 One member thanked both the Area Board and Director of Property Services for the help and support they had received during their time on the Area Board. Especially to Brian Naughton with helping resolve the issue with Mrs Broomhead.

12. Date and Time of Next Meeting

Monday 11 June 2007.

The meeting ended at 7.45 pm.