

**Mersey South Divisional Board meeting held at 5.30pm on Thursday
14 May 2015, Wirral Office**

Present: Mr Paul Clitheroe (Chair) Mr Christian Adeniran Mr Ronnie Clawson, Mr Paul Cordy, Mrs Barbara Guile, Mr Paul Hillard, Mrs Joan Minard, Ms Joan Ormond

In attendance: [REDACTED]

Apologies: Mr Christopher Morris, Mr David Ovien

DRAFT MINUTES

		Action	When
603	<u>Minutes of previous meeting held on 26 March 2015</u>		
	The minutes were agreed as a true record.		
604	<u>Matters Arising from meeting held 26 March 2015</u>		
	Minute 599 - Barbara Guile is not vice Chair as referred to in minute. PH to confirm the position regarding the vice Chair role.	PH	June
	Minute 584 – No further information was provided to BG's query whether the Tenants' Fed have issued any information to tenants regarding their discussions around the rent increase. PH advised that the Fed recognise that they need to engage more and how they should do this. PC to note this to Chair of Fed.	KD/PC	
	Minute 601 – No clarification yet on BG's request for clarification on the role of residents in scrutiny. Should this be restricted to tenants as the service users? PH will respond to this.	PH	July
605	<u>Declaration of Interest</u>		
	None.		
606	<u>Response to the Responsive Repairs Scrutiny Report</u>		
	PH introduced [REDACTED], the Acting Head of Asset Management West and outlined the role in the Asset management Structure.		
	MT presented the report and recommendations and outlined the principles behind this.		

		Action	When
	<p>satisfaction on that format, and that various mediums should be used.</p> <p>MT spoke about the next 12 months being a period of change, especially for those who are not happy with our service. The roll out of the pro-active MOT service will help, with a reduced demand for responsive repairs. A discussion was held with MT about how he envisages this will work.</p> <p>The Board then debated on their response to the Scrutiny Panel and agreed that their formal approval to MT's report recommendations plus the minutes from the meeting should be forwarded to them.</p> <p>The Board then requested that MT produces a draft time line model to support his recommendations to provide them with reassurance and to also present to the Scrutiny panel.</p>	MT	June
607	<p><u>Budget and Business Plan 2015/2020</u></p> <p>SS presented the budget and business plan which formed part of the overall TRGL plan which was approved by Group Board in April 2015.</p> <p>Attention was drawn to the following:</p> <ul style="list-style-type: none"> • Reduced rental income due to the inflation rate of CPI being lower than anticipated 12 months ago. • Late amendments made for the transfer of 66 general needs units in Cotton Lane, Halton. • Reduction of the routine maintenance budget, particularly voids due to the savings anticipated following the Asset Management changes. • With potential new legislation allowing the RTB for housing association tenants, the Board were informed this was not reflected in this plan. Only RTBs for current eligible tenants were anticipated. <p>The Board asked for clarification of the current situation of tenanted sales and what impact new legislation would have. SS will report back to the Board on this.</p> <p>The report was noted.</p>	SS	July
608	<p><u>Income Management Performance and Legal Report</u></p> <p>SS presented this report and informed the Board that year end arrears did not meet target as was expected but just failed to equal last year's performance.</p> <p>The Board queries the results between the range of arrears between shops and why the EMB could perform at c2%</p>	SS	July

		Action	When
613	<u>Date and Time of next meeting</u>		
	Thursday 9 July 2015 at 5.30pm		

Mr P Clitheroe

Date