

DERBY HOMES LIMITED

MINUTES OF THE ANNUAL GENERAL MEETING

Held on Thursday 26 November 2015

The meeting started at 5.05 pm

Derby City Council

Councillor Baggy Shanker on behalf of Derby City Council (as the sole member of the Company)

Board Members Present

Mike Ainsley, Fareed Hussain, Bob MacDonald, Iain MacDonald, Dennis Rees, Cadine Reid, Jsan Shepherd, Ian Veitch, Roy Webb

Others Present

David Massingham, Lionel Massingham Award
Yvonne Taylor and Mary Streets, Liversage Trust
Tony Holmes, Operational Board Member
Nigel Barker, Chair of Rykneld Homes

Officers Present

Derby Homes:
Maria Murphy, Managing Director of Derby Homes
David Enticott, Finance Director & Company Secretary
Shaun Bennett, Director of Investment & Maintenance
Jackie Mitchell, Governance Services Manager
Mary Holmes, Project Manager - Housing Management and Housing Options
Jim Joyce, Customer Engagement & Community Development Manager
Paul Cole, Customer Communications Manager

Derby City Council:
Christine Durrant, Acting Strategic Director Communities & Place
Ian Fullagar, Head of Strategic Housing

15/01 Apologies

Apologies for absence were received from Amo Raju.

15/02 Presentation of Derby Homes Awards 2015

The Lionel Massingham Partnership Award was awarded to the Liversage Trust. The Award was presented by David Massingham and accepted by Yvonne Taylor and Mary Streets.

15/03 Minutes of Previous Meeting

The minutes of the Annual General Meeting held on the 27 November 2014 were accepted as a true and accurate record.

15/04 Matters Arising

There were no matters arising.

15/05 Dennis Rees, OBE – Retirement

At this point in the meeting a video presentation was provided to celebrate Dennis Rees' retirement from the Board.

On behalf of the Board and staff of Derby Homes, the Chair then presented Dennis with a gift in appreciation of his contribution to the Board of Directors.

15/06 Appointment of Tenant Board Members

The Board noted the appointments and terms of office for

1. Cadine Reid, from 17 November 2015 until the AGM 2016
2. Ian Veitch, from 26 November 2015 until the AGM 2018.

15/07 Reappointment of Independent Board Member

The Board confirmed the reappointment of Mike Ainsley as Independent Board Member from the 26 November 2015 until the AGM 2018.

15/08 Appointment of External Auditors 2015/16

The Board

1. appointed the current external auditors – BDO LLP for a period of up to seven years commencing from 2015/16 in line with the advertised contract
2. authorised payment of fees as follows for 2015/16:
 - Annual audit - £17,937
 - Corporation Tax (HMRC filing and advice) - £1,538
 - IXBRL (Accounts filing with HMRC) - £666

Subsequent years' increases would be in line with CPI.

15/09 Annual Report of the Board of Directors, Auditor's Report to Members and Financial Statements for the year ended 31 March 2015

The Chair of Derby Homes presented the Annual Report of the Board of Directors, Auditor's Report to Members and Financial Statements, for the year ended 31 March 2015.

The Chair's speech is attached at Appendix 1.

A video version of the Annual Report was presented to the meeting.

15/10 Report of the Chair of the Audit Committee to Members

The Board noted the report of the Chair of the Audit Committee on the activity of the Audit Committee.

15/11 Report of the Chair of the Operational Board

The Board noted the report of the Chair of the Operational Board.

The Operational Board Chair advised that good progress had been made over the last year. He thanked Margaret Redfern for all her support and work as Operational Board Vice Chair up to May this year, and commended the current Vice Chair, Jsan Shepherd. The Operational Board Chair thanked members of the Operational Board for their work and looked forward to working with the new Chair and wished them every success.

15/12 Derby City Council's response to the Annual Report of the Board of Directors, Auditor's Report to Members and Financial Statements for the year ended 31 March 2015

On behalf of the Council, Councillor Baggy Shanker, received the Annual Report of the Board of Directors, Auditor's Report to Members and Financial Statements, for the year ended 31 March 2015.

Councillor Shanker's speech is attached at Appendix 2.

15/13 Any other competent business

There was no other business.

15/14 Questions from the floor

There were no questions from the floor.

Date of next Annual General Meeting

The next meeting will be held on Thursday 24 November 2015 at 5.00 pm.

The meeting ended at 6.30 pm.

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On behalf of Derby City Council (sole member of the Company)

Signed as true and accurate record of the Annual General Meeting held on
26 November 2015.

Mike Ainsley, Chair of Derby Homes
AGM 26 November 2015

- Welcome
- New tenant board members Cadine Reid, Ian Veitch
- Successes

- Income collection

The Bedroom Tax, sorry under-occupancy charge, means that collecting rent has become more difficult. Joined up work between the income collection team and the Derby Advice team, providing budgeting advice and support to our tenants, meant that last year we managed to collect over 100% of the rent due. This year we have collected 98.3% of the total due, slightly lower, but in line with where we expect to be at this time of year. This is proving a valuable safety net for our low income tenants.

- New build

The Council and Derby Homes have set challenging joint targets and can be proud that 188 households are now living in new homes. At the present time we are on site in a further 126 homes – the majority of these in the Parklands View Extra Care Facility which will be due for completion early in the new year. I am particularly proud of our in-house new build scheme which has now delivered 9 homes at Hastings Street, Thanet Drive and Maryland Road which might not have happened due to the size and trickiness of the sites. Those of us who visited Maryland Road earlier today and met the new tenants saw that they are thrilled with their new homes. Something that reminds me why we do what we do.

- Awards

Derby Homes has enjoyed some fantastic recognition at National Awards ceremonies this year with a number of high profile out-right winners:

East Midlands Efficiency Awards – Mark Jessop (Contract Manager – New Build) – Achiever of the Year. Mick Vernon – Tenant of the Year. Mick Vernon was also shortlisted in the CIH Housing Hero's Awards in the Inspirational Tenant of the Year.

Tenant Participation Advisory Service (Central) – Anthony Slater – Tenant/Resident Involvement Officer of the Year.

The National Federation of ALMOs presented the prestigious New Build Scheme award to the Derby Homes/OSCAR/Derby City Council partnership for the Osmaston development.

Further recognition for our employees was achieved with further entries shortlisted as finalists :

East Midlands Efficiency – Health & Safety Award – Provision of sprinklers and fire safety work

Training Award – Housing Management Away Day (based on the Apprentice) and Project of the Year for Rose Homes.

TPAS shortlisted two of our ladies from Colville Street – Hazel and Sandra for their work in hosting community events in the common room and the work of our Junior Wardens and Enthusiasm in demonstrating Excellent in Youth Involvement.

Our work helping tenants manage welfare reform was shortlisted as a finalist by the National Federation of ALMO's.

RESOLVE – a national body promoting good practise in tackling antisocial behaviour commended the joint work of Derby Homes and Enthusiasm for their work with young people.

And last but not least – Maria was shortlisted as a finalist in the Women in Housing Awards in the Landmark Achievement Award.

I must also mention that the Enthusiasm, the youth organisation we are closely linked with nominated Serena for a Midlands Children of Courage Award. Cllr Russell and I were proud to be present when Serena won.

- Ops board

Last year I said that the new Ops board was just settling down but I had high hopes. I'm very pleased to say that this has proved to be correct. Dennis will be saying stuff later so I won't steal his thunder other than to say how proud I am of the development of the new board and the continued involvement of our tenants through door step campaigns and other community initiatives.

- Apprentices

Last week the mayor hosted a celebration event for our apprentices. I said then how proud of them I am and how proud Bob Osler would have been to see the success of a scheme so close to his heart. Yesterday the Chancellor said he would be encouraging a doubling in house building. Immediately there was scepticism about the skilled workforce available to deliver this. Well, we're doing our bit.

I've celebrated the successes and I'm very proud of them but we can't get away from saying that this year, particularly the last few months have been a difficult time, not just for Derby Homes but for the whole of the social housing sector. This can be illustrated by 2 conferences I attended this summer. The first was the CIH conference before the budget which was quite confident and upbeat and talked about working with the new government. The second, NFA, came after the budget and we knew about the attack on the sector.

Firstly the extension of RTB, being financed by the enforced selling of high value Council homes. We are waiting to see the fine detail of this and whilst the effect in Derby may not be as great as elsewhere it does signal the direction of travel on social housing.

Secondly the rent cut of 1% despite a 5 year deal being agreed only 12 months earlier. Earlier this week we saw how we had to amend the budget to accommodate this without too much effect on the service. Thanks to David for his excellent work on this.

To my mind the worst is the so-called Pay-to Stay. Again David, along with Council colleagues, has submitted a response to the government consultation which shows what a mistaken idea this is. The administrative nightmare in sorting this out as incomes vary week to week will be immense. But moreover a household earning more than £30000 is classed as high earning despite 2 adults on the minimum wage earning above this. For the minimum wage to be classed as high earning may be described as oxymoronic, though I'd drop the prefix. Even worse for Council tenants, Derby Homes does not retain the supplementary rent but it goes straight to the Treasury. This is not a supplementary rent it is a tax on the lowest earners in society. It doesn't even make sense in the government's own terms as it provides a real disincentive to work.

Having got that off my chest, I'll return to the positives. Earlier I welcomed the new tenant board members. ALMOs are in a unique position. Many, if not most, housing associations are taking tenants off boards but we firmly believe in real tenant power. A third of the board are tenants, they make a strong representation; moreover the Ops board with a strong tenant majority makes real decisions about all operational issues important to tenants. This is real empowerment and decision making not just a consultative panel.

Although this coming year will be difficult we will continue to work in partnership with the council to continue to provide an excellent service to tenants and fight our corner for social housing.

Councillor Baggy Shanker
Derby Homes AGM, 26 November 2015

Good afternoon and thank you for inviting me to your Annual General Meeting.

First I would like to congratulate Mike on his successful first year as Chair of the Derby Homes Board. I also enjoyed your innovative approach to presenting this year's Annual Report.

Before focussing on the year's achievements, I would like to take a broader look at the challenges we face and how the Council's strategic priorities for Housing are taking shape. The Council has developed and published its latest Housing Strategy (2015 to 2019). This sets out 4 headline priorities which I can summarise as:

- Making best use of the stock we have
- Improving Housing quality and standards
- Helping vulnerable people - providing them with suitable homes and support.
- Housing development and regeneration - supplying a range of new housing that meets need and contributes to urban renewal.

As the Council's key housing partner, I know that Derby Homes have contributed toward the development of these priorities and it good to see that many of your projects and initiatives are already contributing significantly towards these aims.

I continue to be impressed with Derby Homes' efforts to improve some of the more disadvantaged areas of the City. This includes your continued support for the regeneration of Osmaston and we thank your teams for the continued hard work in the area, your support for OSCAR and our Joint Venture Company. The Council has also prioritised intervention in the Normanton and Arboretum wards. I'm confident that the Council's partnership with Derby Homes, purchasing homes in the area and increasing our management presence will be key to making a real difference.

When considering the provision of suitable accommodation for vulnerable people, I know that Derby Homes' officers have worked progressively with colleagues in the Council to support our priority of providing genuine housing options for our residents with a learning disability. Residents that may have previously only been provided an option of residential care have been provided a range of housing options through housing pathways developed by the agencies involved. This is true multi- agency approach that is making a real and significant difference to peoples' lives and needs to be applauded.

You have also completed three new-build schemes for the Council and a conversion of former children's home within your ownership, which is also to be applauded. Although the new-build programme will be challenged by the reduction in rental income, provision of new high quality affordable housing will continue to be a core ambition for myself and my Cabinet colleagues.

I am also always supportive of innovative ways of working and engaging with our communities. Derby Homes has always been particularly strong in supporting community engagement and the Council is grateful for your efforts to reinvigorate the community centres at Mackworth and Bramblebrook. I echo Councillor Russell's comments when she says that these centres have become integral hubs for the community.

Finally, as the national austerity measures continue to take effect, the year ahead is no doubt likely to be financially challenging, not only for many tenants and residents but also for public services. I know that I can rely on my colleagues at Derby Homes to work with the Council to help find the savings and efficiencies that we need, whilst continuing to deliver excellent services for tenants and residents.

Councillor Baggy Shanker
Derby Homes Shareholder