

**SUMMARY OF BOARD MEETING  
18<sup>th</sup> November 2009**

<p>In Attendance Board: Ingrid Fife (Chair), Norman Lloyd, Ann Macfarlane, Margaret Walsh, Sheila Large, Stef Nelson, John Swain, Bob Gilligan, Judith Winterbourne, Peter Twist, Margaret Ratcliffe, Steve License, Dave Merrill, Janice Nicklin</p>	<p>Apologies Board: Marie Wright</p>
<p>In Attendance HHT: Nick Atkin, Noel Sharpe, Neil McGrath, Katie Hamlett, Sue Smith</p>	<p>Apologies HHT: None</p>
<p>In Attendance Others: Mandy Welsh (TSA)</p>	

Subject	Key Issues
<p>Rent Framework 2010/11</p>	<ul style="list-style-type: none"> <li>• Board approved a change to the Rent Setting Mechanism for 2010/11 and all subsequent years. This decision was reached to enable the Trust to achieve the rental income projections assumed in the Business Plan.</li> <li>• This is to be achieved by increasing all rents by the maximum amount permissible each year under the rent restructuring guidelines (RPI +1/2% + £2.17) so that the actual rent is no more than 5% above Target Rent.</li> <li>• This decision was also subject to receipt of formal written agreement from the TSA that this was in full accordance with the rent restructuring and rent setting guidelines</li> </ul>
<p>Business Plan Update</p>	<ul style="list-style-type: none"> <li>• Board approved the changes made to the Business Plan</li> </ul>
<p>Development Schemes Approval</p>	<ul style="list-style-type: none"> <li>• Board approved the appointment of Bramall Construction Ltd as the contractor who will develop the site at Clarke Gardens, Widnes under a contract valued at £1.64 million</li> <li>• Board approved the acquisition of the land at Houghton</li> </ul>

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	<p>Street, Widnes from Halton Borough Council for £135,000, subject to the Trust receiving planning permission and grant confirmation</p> <ul style="list-style-type: none"> <li>• Board approved that the Trust progresses development opportunities providing that they meet the criteria set out within the Development Framework and that the total net costs of the committed schemes does not exceed the provision within the Business Plan</li> <li>• Board approved in principle to secure the site at Mill Lane, and to delegate authority to the Urgency Committee for a detailed decision on the options for the site, with Committee papers provided to all Board Members</li> <li>• Board delegated authority to the Urgency Committee for approving schemes at the following two key stages providing that the scheme demonstrates that it can repay the loan by year 24 (to be affordable within the Trust's Business Plan) and the grant rate achieved is no lower than £57,000 per dwelling               <ol style="list-style-type: none"> <li>1. Land acquisition (where applicable as not all of the development opportunities require the Trust to purchase land)</li> <li>2. Prior to the submission of grant bid to the HCA</li> </ol> </li> <li>• Board agreed the level of approval required when total scheme costs exceed those approved as part of the grant bid submission</li> </ul>
Disposal of 14A Festival Way Runcorn	<ul style="list-style-type: none"> <li>• Board approved the disposal of a ground floor lock up commercial premises 14A Festival Way (Chip Shop),</li> </ul>

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	Runcorn. This property is a stand alone unit and does not form part of any parade
Neighbourhood Investment Framework Update	<ul style="list-style-type: none"> <li>• Board noted the progress made to date in the delivery of NIF</li> <li>• Board approved the actions identified in the report to ensure the delivery of the next key stages of the NIF over the next three months</li> </ul>
Social Enterprise Development	<ul style="list-style-type: none"> <li>• Board approved the next steps to further investigate the current proposals for the development of a Trust led social enterprise</li> </ul>
Customer Board Member Succession Planning	<ul style="list-style-type: none"> <li>• Board approved that any customer interested in standing for election as Customer Board Member can attend a Board meeting as an observer</li> <li>• Board noted support for the proposals for Customer Board Member succession planning</li> </ul>
December 2009 Board Away Day	<ul style="list-style-type: none"> <li>• Board approved the Purpose, Objectives and Agenda for the Board Away Day on 1<sup>st</sup> December 2009</li> </ul>
Chief Executive 6 Month Review	<ul style="list-style-type: none"> <li>• Board noted the report</li> </ul>
Project ICE	<ul style="list-style-type: none"> <li>• Board noted progress made in developing an action plan to address the longer term outcomes to improve the customer experience</li> </ul>
Diversity Update	<ul style="list-style-type: none"> <li>• Board noted the good progress made in this area</li> </ul>
Self Assessment Compliance Statement Feedback	<ul style="list-style-type: none"> <li>• Positive feedback has been received</li> <li>• Board noted the report</li> </ul>
Generate Board Event	<ul style="list-style-type: none"> <li>• There are places available for between four and five Board Members to attend this event</li> <li>• Board noted the report</li> </ul>

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