

	<p>Meeting: Eastbourne Homes Limited Board of Directors (Company No. 5340097)</p> <p>Date: 25th March 2021</p> <p>Venue: Virtual (due to COVID-19)</p> <p>Start: 10.00 am</p> <p>Board of Directors</p> <p><u>Present:</u> Board Directors: Roger Eastwood (RE) (Chair) Louise Pearce (LP) (Vice-Chair) Sheilah Roberts (SR) (Vice-Chair) Paul Gunnell (PG) Colin Belsey (CB) Mary Hope (MH) Gina Morgan (GM) Candy Vaughan (CV)</p> <p>EHL Staff <u>In Attendance:</u> Ian Fitzpatrick, Managing Director (IF) Andrew Clarke, Deputy Chief Finance Officer (AC) Gary Hall, Head of Homes First (GH) Paul Jemetta, Interim Finance Business Partner (PJ) Liz Martin, Neighbourhood Management Lead (LM) Jane McCarthy-Penman, Company Secretary (JMP) Paul Turton, Project Director (PT) Simon Watts, Property Services Lead (SW)</p>	
Item	PROCEDURAL MATTERS	ACTION
1.	<p>Apologies for Absence</p> <p>Homira Javadi Richard Tomkinson Tim Whelan</p>	Noted
2.	<p>Declarations of Interest</p> <p>In accordance with Section 177 of the Companies Act 2006 and the Articles of Association of the Company, Directors declared their interests as set out below:</p> <p>Roger Eastwood</p> <ul style="list-style-type: none"> • Board Director and Chair at South Essex Homes Limited • Board Director at Eastbourne Housing Investment Company Limited • Board Member – National Federation of ALMOs 	

	<ul style="list-style-type: none"> Trustee and Vice Chair of Rusthall Lodge Housing Association Limited <p>Mary Hope</p> <ul style="list-style-type: none"> Wealden CAB Board Director and Chair, Sussex Housing and Care <p>It was noted that notwithstanding any such interests, all Directors were entitled to vote at, and be counted in the quorum of, the meeting.</p>	
3.	<p>Minutes of Previous Meeting of the 17th December 2020 and 28th January 2021</p> <p>Agreed.</p>	Noted
4.	<p>Matters Arising</p> <p>The Board noted that the Annual Report and Group Financial Statements had been signed and filed at Companies House.</p> <p>NFA Tenant Group</p> <p>It was noted that EHL had the opportunity to put a tenant Board Director forward to sit on this group who will work with the NFA on the changes to Consumer Standards. CV expressed an interest, and it was agreed that GH would send her further information.</p>	Complete
5.	<p>Outstanding Board Actions</p> <p>This report provided the Board with a checklist and audit trail of actions arising from previous Board meetings.</p> <p>Action 1 - will be presented at the July Board.</p> <p>Action 2 – Benchmarking – it was noted that the cost of joining HouseMark would be £4,870 + VAT. Following discussions, it was confirmed to proceed with the subscription, and to review on an annual basis.</p> <p>Given due regard to Duty 2, Section 172 CA (06) Recommendation and Resolution by the Board: The Board</p> <ul style="list-style-type: none"> Noted the report and the progress on outstanding actions to date Agreed to proceed with the annual subscription to HouseMark 	Complete

Business Matters		
Confidential Items - Part A		
6.	Draft Budget 2021/22 <i>Confidential – not for publication</i>	
7.	Business Plan 2021-26 <i>Confidential – not for publication</i>	
Non-Confidential Items - Part B		
8.	Report of the Head of Homes First This report provided Directors with a brief summary of key high priority issues that did not warrant a separate report. It covered: <ul style="list-style-type: none"> • Performance Health Check Quarter 3, 2020/21 • Stock Investment and Sustainability Work • Safeguarding General Needs and Retirement Housing • Rent arrears and action plan • Tenant Involvement Strategy Update • Anti-Social Behaviour Policy • Information Governance Quarter 3, 2020/21 <p>It was noted that the Stock Condition Survey would be complete by the end of May 2021 (currently 70% complete).</p> <p>A question was raised in respect of how many potential tenants would be facing Court action once the moratorium is lifted. It was confirmed that this was not known. It was noted that the arrears globally had 'bucked the trend' by over £80k.</p> <p>It was confirmed that a report would be circulated to Board on the number of potential tenants facing Court action and the relevant information to support this, before the next Board.</p> <p>It was noted that a Repairs Delivery Project is being set up as part of the review of the service design and the impending procurement of the repairs and maintenance contract. It was discussed and agreed that the Board felt they should be involved, as they were previously, working with PML.</p> <p>It was agreed that a workshop for the Board with options presented would be preferable, as this worked well last time and the Board felt engaged and part of the design.</p> <p>As part of that work, it was agreed that the Repairs Delivery Project Group would include of RE/MH/CB/SR.</p> <p>Given due regard to Duty 2, Section 172 CA (06) Recommendation and Resolution by the Board: The Board</p> <ul style="list-style-type: none"> • Noted the report 	<p>Complete</p> <p>SW</p>
<i>LM joined the meeting at 11.20 am</i>		

9.	<p>Pets Policy</p> <p>The draft Homes First Pet Policy has been approved by Homes First and the Board as a top ten priority policy to be reviewed.</p> <p>This report provided an overview of the tenant consultation and resulting draft policy for approval.</p> <p>The policy sought to provide a consistent service across Eastbourne and Lewes encouraging responsible pet ownership; balancing the potential positive impact of pets, while ensuring they do not negatively affect others.</p> <p>It was noted that this can be a very emotional subject from some residents and therefore, individuals will be considered on a case-by-case basis applying common sense.</p> <p>A question was raised in respect of terminology, it was suggested that the word 'permission' could be replaced to sound less authoritative to 'consent' or 'approve'.</p> <p>It was agreed this would be reviewed.</p> <p>Given due regard to Duty 2, Section 172 CA (06) Recommendation and Resolution by the Board: The Board</p> <ul style="list-style-type: none"> • Approved the policy subject to the change of word (permission) 	
<i>LM/SW/GH/PJ/PT left the room at 11.35 am</i>		
10.	<p>New Business Consultancy service to support EHL</p> <p><i>Confidential – not for publication</i></p> <p>This item was picked up earlier on the agenda</p>	
Information Items		
11.	<p>Report back from:</p> <ul style="list-style-type: none"> • SEILL Board • Service and Performance Committee • Audit and Risk Committee <p>This report provided the Board with the minutes of the SEILL Board and the Service and Performance Committee and Audit and Risk Committee during quarter three of 2020/21.</p> <p>The Board noted the following:</p> <ul style="list-style-type: none"> • Minutes of the SEILL Board, 17th December 2020 • Minutes of the Service and Performance Committee, 4th February 2021 • Minutes of the Audit and Risk Committee, 18th February 2021 <p>Given due regard to Duty 2, Section 172 CA (06) Recommendation and Resolution by the Board:</p>	

	<p>The Board</p> <ul style="list-style-type: none"> • Noted the report • Noted the minutes of the SEILL Board • Noted the minutes for: <ul style="list-style-type: none"> ○ Service and Performance Committee ○ Audit and Risk Committee 	
12.	<p>Any Other Business</p> <p>None.</p>	
<p>Meeting closed at 11.45 am</p>		
<p>Signed: _____ Print: _____</p> <p>Position: _____ Dated: _____</p>		