

**MINUTE OF THE THREE HUNDRED AND FIFTY-SECOND
MANAGEMENT COMMITTEE MEETING OF
LANARKSHIRE HOUSING ASSOCIATION LIMITED
HELD IN THE ASSOCIATION'S OFFICE AT
191 BRANDON STREET, MOTHERWELL ON
TUESDAY 26 JANUARY 2010 AT 6.30PM**

Present: Catriona Blyth (Chairperson)
Charles Millar
Thomas Cartwright
Fiona Tonner
John Glenny
William Jeffrey
Shirley Killeen
John McNally
Jessie Mitchell
Alex Paton

Attending: Jim Stevenson (Chief Executive)
Simon McManus (Corporate Services Director)
Teresa Ward (Housing Services Director)
Ann Marie Collins (Business Manager)

1. APOLOGIES

None recorded.

2. DECLARATION OF INTERESTS

None recorded.

3. MINUTES

- a) The Minute of the Three Hundred and Fifty-First Management Committee Meeting held on 24 November 2009 was moved as a true record by Charles Millar and seconded by Shirley Killeen.

4. CASH FLOW BUDGET STATEMENT – DECEMBER 2009

Committee noted the Cash flow Budget Statement issued with the agenda papers and the Corporate Services Director highlighted that the overall cash position of the business for the current financial year had seen a decrease in cash amounting to £794,040, an overspend of £702,610.

However, it was expected that this position will reverse by the end of the year with an anticipated decrease in cash of £77440, being £54,030 more than the budgeted decrease.

He further reported that on the capital side, grant funding for the Liberty Road Project had now been exhausted and the private finance loan documentation was now complete with draw down of the loan expected to take place during that week.

Committee were advised that on the revenue side a number of shared ownership property sales had taken place to date, against predictions of a stagnant housing market, and was performing well. Catriona Blyth enquired as to how many properties had been sold and the Corporate Services Director replied that four properties had been sold.

5. POLICY REVIEW REPORT

a) Annual Policy Review 2010

Committee were advised that the above document detailing all of the Association's policies had been issued for information only purposes.

b) Policy Review Report

Committee noted and approved the Policy Review Schedule and Reports presented.

BM

**6. INTERNAL MANAGEMENT PLAN :
COMMITTEE STRUCTURE/CYCLE**

Committee approved the revised Committee Structure/Cycle issued with the agenda papers and noted that the Internal Management Plan would be updated accordingly.

BM

7. CORPORATE PERFORMANCE:

a) Corporate Benchmarking

Committee noted the report and charts issued with the agenda papers and the Chief Executive reported that relet times showed slight improvement, but still remained below target. Void loss figures were also just below target figure, however, tenant arrears had increased and although this does not appear to be a trend, the situation would continue to be monitored.

Committee were also advised that reactive maintenance response times had remained unchanged and perhaps this category could be re-examined in more detail to determine whether there was any scope for improvement.

HSD

b) Void Summary Report

The Void Summary Report issued with the agenda papers was acknowledged by Committee.

8. MEMBERSHIP & COMMITTEE ISSUES :

a) Dates of Meetings 2010

The report issued with the agenda papers detailing Governing Body and Sub Committee meetings for 2010 was noted by Committee.

b) Christmas Dinner 2010

The Business Manager asked Committee to consider the date for the Association's Annual Christmas Dinner. After discussion, it was agreed that the dinner be held on Saturday 18 December 2010.

BM

9. CORRESPONDENCE

No business arising.

10. HEALTH AND SAFETY

a) Report

The health & safety report issued with the agenda papers was noted by Committee.

b) Task Log

Committee noted the above document issued with the agenda papers detailing the current monitoring status of the main health & safety responsibilities.

11. ANY OTHER COMPETENT BUSINESS

No business arising.

12. DATES OF NEXT MEETINGS

Committee noted the dates and times of the undernoted meetings:-

| | | | |
|--|----------|---|--------|
| Housing Services Sub Committee | 02.02.10 | - | 6.30pm |
| Development & Technical Sub Committee | 09.02.10 | - | 6.30pm |
| Human Resources & Equality Sub Committee | 23.02.10 | - | 4.00pm |
| Corporate Governance & Finance Sub Committee | 23.02.10 | - | 4.30pm |
| Management Committee | 23.02.10 | - | 6.30pm |

13. VOTE OF THANKS

The meeting closed at 6.50pm with a vote of thanks to the chair.

Signature: _____ Date: _____