

ROCHDALE BOROUGHWIDE HOUSING
ANNUAL MEMBERS' MEETING
CASTLEMERE BANQUETTING HALL
MINUTES OF THE MEETING – 17 SEPTEMBER 2016

PRESENT (contributors to formal agenda): A Johnson (Deputy Chair Representative Body), T Dempsey (Representative Body), L Brosnan (Chair, Representative Body), G Swarbrick (Chief Executive), N Chambers (Chair of Board and of meeting), S Edwards (Representative Body), N Hallard (Deputy Chief Executive), S Kershaw (Membership Manager), E Johnson (Head of Business Excellence), E Carpenter (Governance Manager and Secretary), T Heaford (Representative Body), H Kelsall (Community Partnership Team), I Metcalfe (Head of Finance), K Johnston (Neighbourhood Housing Officer), R Ashworth (Neighbourhood Housing Manager), N Morris (Head of Community Partnership), C Tostevin (Director of Communities)

DECLARATIONS OF INTEREST: Nil

Meeting opened at 10.30am.

1 WELCOME

G Swarbrick opened the meeting and thanked everyone for attending. He highlighted the fact that this was the Representative Body's meeting and he asked the current Representatives to stand up so all members could see who they were.

2 WORKING TOGETHER IN OUR COMMUNITIES – HEALTH AND WELLBEING IN INDEPENDENT LIVING SCHEMES

Helen Kelsall spoke about the support offered to residents of the independent living schemes to enable them to carry on living well and independently and told members about the new memory lounge that had just opened at Hare Hill.

3 APPROVAL OF MINUTES FROM AMM 2015

N Chambers advised members that the minutes from the Annual Members Meeting held in 2015 required formal approval and advised that copies of the minutes had been placed on each table for reference and that they had been available on the website. Members were asked to vote on the approval of the minutes. The minutes were unanimously accepted by vote.

AGREED – The minutes of the Annual Members Meeting held on 5 September 2015 are approved

4 REPRESENTATIVE BODY'S ANNUAL REPORT TO MEMBERS

L Brosnan, A Johnson and T Heaford presented the Representative Body’s annual report and provided an update on progress in delivering the membership strategy. Questions were invited on the report and the activities of the Representative Body. There being no questions forthcoming, members were then asked to vote on accepting the report. The report was accepted unanimously.

AGREED – The report on the Representative Body’s work and progress on the membership Strategy is approved

5 WORKING TOGETHER IN OUR COMMUNITIES – PARTNERSHIP WORKING IN OUR COMMUNITIES

Michael Taylor and Kay Smith from Groundwork spoke about the work they undertake in assisting young people to improve their skills to be work ready.

6 ELECTION RESULTS

E Carpenter presented the election turnout and results as follows:

Employee Constituency:

| | |
|----------------------------|-------|
| Electorate | 557 |
| Total number of votes cast | 321 |
| Turnout | 57.6% |

Employee Results:

| Candidate | Votes |
|---------------------------|--------------|
| Julie Greenwell (elected) | 137 |
| Matthew Graham (elected) | 131 |
| Phil Cole (elected) | 98 |
| Bryan Porter | 95 |
| David Bulcock | 77 |
| Usma Rehman | 72 |
| Chris Baldock | 71 |

Tenant Constituency:

| | |
|----------------------------|-------|
| Electorate | 4,537 |
| Total number of votes cast | 796 |
| Turnout | 17.5% |

Tenant Results:

| Candidate | Votes |
|------------------------|--------------|
| Martin Burke (elected) | 409 |

| | |
|------------------------------------|-----|
| Peter Brown (elected) | 397 |
| Anne Black (elected) | 382 |
| Sharon Worsley (elected) | 373 |
| Andrew Johnson (elected) | 340 |
| Meg Holland (elected) | 330 |
| Mary Tomlinson (position declined) | 318 |
| Pat Hull (elected) | 280 |
| Stuart Taylor (elected) | 278 |
| Lois Tinker (position declined) | 276 |
| Rachel David (elected) | 272 |
| Aqsa Sarwa (disqualified) | 245 |
| Noor Yasir | 201 |
| Andrew Brown | 170 |
| Hazi Ullah | 118 |
| Paul Finn | 78 |
| S McRobbie | 73 |

It was confirmed that the top five polling candidates had been elected for a three year term, the next highest polling candidate receives a two year term and the next three candidates, a term of a single year.

E Carpenter concluded by thanking the retiring Tenant and Employee Representatives and offering them thank you gifts.

7 ANNUAL REPORT AND ACCOUNTS

N Chambers and N Hallard presented the annual report and accounts of the RBH Group. N Chambers talked through the highlights from 2015/16 and the achievements of RBH while also looking at some of the challenges that RBH are going to face over the coming years. Questions were then invited from the floor.

P Brown questioned whether any new build properties would be for sale or rent. N Chambers explained that the properties that are currently being developed are for affordable rent, but tenants will have the right to buy their properties.

D Farrar asked why RBH are building so few properties compared to Manchester. N Chambers explained that a lot of the money within RBH at the moment is tied up in the investment programme, but this will be coming to an end in March 2017.

Another tenant asked if the numbers of new build properties will compensate for the loss of income from demolishing homes. N Chambers explained that the properties that had been demolished were costing RBH money and so the demolition of them has had a positive effect on the balance sheet. New build properties do pay for themselves after a period of time and make RBH neighbourhoods more sustainable.

A Littlewood asked about the income from the collection of the water charges. I Metcalfe confirmed that the income was £900,000 which generated a surplus of approximately £300,000.

A Johnson asked whether new development would be spread out more across the Borough. G Swarbrick confirmed that a bid had recently been submitted to the Homes and Communities Agency for funding to develop more homes and this included new homes in Middleton and Pennines.

A tenant asked how many properties had been demolished in Kirkholt. N Chambers advised that he did not have accurate figures to hand, but details could be provided after the meeting.

The resolution to accept the annual report and accounts was put to the floor, with all members invited to vote. The report was accepted unanimously with no votes against.

AGREED – The annual report and accounts are unanimously approved.

8 WORKING TOGETHER IN OUR COMMUNITIES – OLIVE STANDRING COURT

Kevin Johnston, Neighbourhood Housing Officer, spoke about the immediate support that was offered to the residents of Olive Standring Court following the floods on Boxing Day 2015.

9 MEMBERS CHARITY

S Edwards introduced the item, to elect a new charity for the membership to support for the next two years. Sheila Johnson, Director of Clinical Services from Springhill Hospice, the previous member's charity, was presented with a cheque for £8,361.26.

19 charities had been nominated and these had been shortlisted to four – Rochdale and District Mind, Rochdale Petrus, Rochdale Hornets Sporting Foundation and Alzheimers Society. A representative from each of the organisations gave a short presentation on how they would use funds raised if they were successful in becoming the next members charity. Members were then encouraged to vote for their choice.

10 NEIGHBOURHOODS TOGETHER

R Ashworth and N Morris gave a presentation on the new way neighbourhood action planning would be undertaken within RBH, and how member influence was built into this.

11 WORKING TOGETHER IN OUR COMMUNITIES – INVOLVING PRIVATE SECTOR PARTNERS

Richard Hagan from Crystal Doors spoke about the work undertaken by his company in RBH neighbourhoods.

Lunch Break

12 FUTURE PURPOSE

C Tostevin spoke about the future purpose and direction of RBH as a local, independent, values led mutual agreed by the Representative Body and the Board. This included responding to the external financial challenges via Facing the Future and delivering savings from the Business Plan of £6m per year while still working towards the RBH vision of people succeeding together to deliver great services and places to live and work.

13 COMMUNITY VOLUNTEER AWARDS

E Johnson presented the Community Volunteer Awards, assisted by Chris Baldock, employee member, and Pam Radcliffe, Representative Body member. The winners were:

| | |
|---------------------------------------|--------------------|
| Community Volunteer of the Year | Diane Riley |
| Young Community Volunteer | Zenab Ali |
| Good Neighbour Award | Derrick Wilson |
| Supporting Independent Living Schemes | Joan Littlehales |
| Improving RBH Services | Andrew Johnson |
| Improving the Environment | Zofia Przywitowski |
| Providing Digital Support | David Rothwell |
| Business in the Community | Crystal Doors |

14 QUESTION TIME

A panel consisting of N Chambers (chair of the panel), G Swarbrick, L Brosnan, A Johnson and R Ashworth set out to respond to any questions or concerns from members regarding any aspect of RBH service provision. The session would respond to questions posed by email prior to the meeting, questions posed via the anonymous message boxes dotted around the AMM meeting hall and questions posed directly from the floor. A full set of answers would be published on the RBH website and in the next edition of the Membership Matters newsletter.

Julie Ann McGrath asked:

When is a better park at Syke going to be provided with better facilities for young people?

G Swarbrick responded by saying that RBH do not currently have the funds available to undertake such improvements, but could work together with the local community to identify potential sources of funding. Contact will be made with Julie outside the meeting to discuss how this could be taken forward.

Peter Fleming asked:

Can the information provided to tenants regarding service charges be made clearer?

N Chambers stated that the website could be utilised to provide more information on what the service charges relate to.

A Littlewood asked:

Why has a gate to a communal area in Lower Falinge been padlocked?

R Ashworth advised that the locked gates were returning to the previous situation. However, there can be further discussions with residents about their preference for these areas in the short term and in the longer term will be part of discussion about investment to improve the Lower Falinge area.

A tenant from Gainsborough Drive asked:

When is the problem of fly tipping in this area going to be addressed. There is also an issue with motorbikes using the area and there is no lighting.

N Chambers replied that this is something that can be discussed further outside the meeting. The ownership of the land would need to be checked before any work was progressed.

Martin Burke asked:

Why are there no Directors present at the meeting?

N Chambers stated that a number of directors had been in attendance at the meeting and that both G Swarbrick and N Hallard were members of the Board of Directors. He also added that he would like to have seen more employees present as well. N Chambers committed to passing the comments onto other Board members.

Donald Farrar asked:

What support is being offered to refugees who are being housed in Rochdale?

N Chambers replied that a number of support mechanisms are put in place and that RBH works very closely with Rochdale Council to ensure that all necessary support that can be offered is in place.

A resident from Birch View asked:

Why is the grounds maintenance service not improving now it has been brought in house?

G Swarbrick stated that it had been felt that the first year of the service had gone well, but there had been some issues and difficulties and it was recognised that improvements needed to be made. RBH was reviewing and hoped to take forward a number of improvements.

K Greenan asked:

Why can't the grounds maintenance team undertake gardening for tenants with specific needs?

G Swarbrick explained that this is something that can be looked at in the future, but this would only be considered once the main service is up to a reasonable standard.

A Littlewood stated:

There are issues with trying to get recycling facilities on Lower Falinge.

G Swarbrick stated that the matter has been discussed with the council and it had been agreed that RBH and the council will work together to make sure that necessary facilities and arrangements are in place to support recycling.

Rachel David asked:

New fencing is being installed in some areas of Kirkholt but not others. Would all fencing be replaced?

N Chambers explained that due to the size of the area in question, any works would need to be phased over a number of years. G Swarbrick added that work will also need to be prioritised and explained that funding for environmental improvements will never be sufficient for the work requested by residents.

Emily Bannister stated:

Residents at Jack McCann Court have been asking for a number of things, but never get anything. Trees at the scheme are not being pruned and no recycling facilities are provided. Internal improvements are needed at the scheme and there is a rumour that RBH are going to sell the scheme to another provider.

G Swarbrick assured residents that there were no plans to sell the scheme. All investment within the independent living schemes is being reviewed due to changes in how the schemes are funded. He stated that he will visit the scheme to see what the issues are.

N Chambers concluded by saying that a full response to all questions received, including the questions submitted in advance of the meeting, would be published on the RBH website and in the next edition of the Membership Matters newsletter.

15 WORKING TOGETHER IN OUR COMMUNITIES – HEALTH CHATS

Zenab Ali spoke about the work she is undertaking within her local community.

16 MEMBERS CHARITY BALLOT RESULTS

S Edwards confirmed that following the counting of all the votes cast, the charity that will be supported by the membership for the next two years is Rochdale and District Mind. Each of the other nominated charities will be supported with at least one activity each.

17 CLOSING COMMENTS

L Brosnan and A Johnson thanked all members for attending and contributing to the meeting.

18 RAFFLE PRIZE GIVING

The prize draw was conducted and prizes distributed to winners.

The Meeting closed at 2.30 pm

**Signed.....(Chair of the Board)
As a true and correct record of the Annual Members' Meeting held on 17 September
2016.**