

BOARD MEETING PUBLIC RECORD

29 AUGUST 2014

THIS PUBLIC RECORD OF A BOARD MEETING ON 29 AUGUST 2014 WAS APPROVED BY THE BOARD ON 26 SEPTEMBER 2014 AS A TRUE AND ACCURATE REPORT FOR PUBLIC RELEASE ON THE SEHC WEB SITE

ATTENDANCE

DIRECTORS – SHIRLEY FARAM, TRACEY HALL, JAN DICKSON, DEBBIE DIOGUARDI, GAYLE KOUBWERE, STECVE KROPF, STEVEN GRANGE AND GREG NOLAN

APOLOGIES: ANDREA LEE

ALSO IN ATTENDANCE – IAN MCLAREN (GENERAL MANAGER) AND DAVID GRIFFITHS (GOVERNANCE OFFICER)

FIRST STREET DEVELOPMENT

The General Manager advised that DHS had still not made a decision on the SEHC application of the redevelopment of the First Street property and that the Minister for Housing had not yet responded to SEHC's letter.

NEW RULES

The board approved new rules for consideration by members at the Annual General Meeting. The rules have been aligned with new Co-operatives National Law.

The next issue of Housing Futures will report on the proposed new rules.

GENERAL MEETING DISCUSSION GROUPS

The board noted the following from the discussion group reports at the General Meeting of 26 May 2014 there was mixed and condition support for downsizing and opposition to the introduction of a bedroom tax and that (a) Consultation with members on title transfer option and additional management transfers based on risk analysis and (b) An ongoing commitment for annual

measurable service improvements.

SERVICES CHARTER

The board considered amendments to the Services Charter recommended by GP – under Our Services changing office staffed time from 8:30 a.m. to 9.00 a.m. and under Our Members adding the words “in a timely manner” to the end of the dot point: providing and completing all relevant SouthEast tenancy data information and all surveys. The board, then, considered under Our Services the reference to responding within two days and amending this to three days.

COMPLIANCE

The General Manager reported:

- (a) No tenant had vacated.
- (b) There were no new tenants,
- (c) There was one vacant property – the First Street property for re-development.
- (d) Rent arrears at 31 July 2014 \$15,030
- (e) No reportable complaints for the month of July.

UK HOUSING CO-OPERATIVES

The General Manager provided a brief verbal report on his visit to housing co-operatives in the UK:

Housing co-operatives did not have independent directors and, indeed, it was difficult to recruit professionals to serve on boards.

All housing co-operatives struggled with member participation and regarded SEHC participation levels as admirable achievements.

All co-operatives wanted to expand through additional properties but did not know how. There were no capital grants for growth.

The CDS secondary housing co-operative owned 1000 properties that were commercially rented and the income from these properties was used to subsidise housing co-operatives.

As a secondary co-operative, CDS supported a number of primary co-operatives e.g. rent collection, repairs and maintenance and financial reporting.. A list of co-operatives serviced by CDS is attached.

The Rochdale housing co-operative has 14,500 properties and approximately 600 staff.

Councils in the UK have a legal obligation to provide housing for the homeless but there was still homelessness.

A flat rate was charged for all tenants based on the number of bedrooms. A Housing Benefit is provided, however, to all eligible tenants in council, private and community housing which is currently

costing a total of 20 billion. This Housing Benefit did not cover the bedroom tax.

Developers in the UK are required to pay contributions for such things as affordable housing.

The General Manager reported that SouthEast was fully compliant and that:

FINANCIAL REPORTS

The financial statements were accepted – Profit and Loss, Balance Sheet, Cash flow and Charts on Profitability, Return on Assets, Revenue Analysis, Maintenance, Quick Ratio, Tenancy Management and Expenditure of Income.