

# Northwards Housing – ALMO Annual General Meeting

The Co-operative Academy  
Thursday 16 October 2014 at 6.00pm

Chair: Sue Abbott

ITEM	SUBJECT	ACTION
	<p><b>In Attendance</b> There were 23 Tenants and residents in attendance representing all three Panel Areas, 7 Board Members, 1 Board co-optee, 13 Partners and Guests, 17 staff and Roy Smith, representing Manchester City Council, the Member.</p>	
1	<p><b>Welcome and Introductions</b> Robin Lawler, Chief Executive, thanked everyone for attending the 9<sup>th</sup> AGM and welcomed the Tenants, Residents and Partners who had come to the meeting. Robin also informed the meeting that the AGM was being tweeted live using #northwardsagm.</p>	
2	<p><b>Annual Report</b></p> <p>Robin Lawler announced the launch of the Annual Report 2013-2014 (copies were available at the meeting). Robin detailed how this year's theme challenges perceptions about council tenants.</p> <p>Sue Abbott, Chair of the Board highlighted Northwards' achievements from the past year, which include:</p> <ul style="list-style-type: none"> <li>• Setting up the Open Spaces Team to help deal with the environmental problems on our estates.</li> <li>• Featuring in the TV programme "How To Get A Council House" as we have dealt with the impact of the bedroom tax.</li> <li>• Raised £1,800 for the Factory Youth Zone.</li> <li>• Tenants' View scrutiny panel investigating from how we deal with heating repairs to anti-social behaviour.</li> <li>• YES helping over 100 people into jobs or training and winning an award from the National Federation of ALMOs for the work in tackling worklessness.</li> </ul>	
3	<p><b>The Business</b> Robin Lawler, Chief Executive presented the formal items of the AGM.</p> <p><b>a) Minutes of the Last Meeting</b> The minutes of 17 October 2013 AGM were approved by Roy Smith, representing the Member, Manchester City Council. Copies were available at the meeting.</p> <p><b>b) Annual Accounts 2013/14</b> Robbie Chapman, Head of Finance, presented the financial statements for financial year 2013/14. These were noted by Roy Smith, representing the Member, Manchester City Council.</p>	

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	<p><b>c) Appointment of Auditors</b> Robin Lawler informed the meeting that Grant Thornton LLP were recommended as being reappointed as auditors of the company. This was approved by Roy Smith, representing the Member, Manchester City Council.</p> <p><b>d) Appointment and Retirement of Board Members</b> Sue Abbott and Noel Sharpe were welcomed back as re-appointed Board Members. Cllr Naeem Ul Hassan re-joined the Board after being the Lord Mayor of Manchester, and has replaced Cllr Shaukat Ali. Fatima Adamjee has also retired as a sub-committee co-optee. Robin Lawler thanked them for all their hard work and contribution to the Board.</p> <p>Roy Smith representing the Member, Manchester City Council, formally approved the Board appointments.</p>	
4	<p><b>Sub-Committee Update</b> Hilary Vaughan gave a review of the Resources Sub-Committee over the last year. Cllr Anna Trotman and Mike Stevens gave an update on the Operations Sub-Committee. Mark Hackett gave an update on the Audit Sub-Committee. Larry Patrick gave a review of the Horizons Group over the last year. Greig Lees, Head of Regeneration then gave a presentation on “looking to the future” including new build options and the Collyhurst master plan.</p>	
5	<p><b>Summary</b> Sue Abbott summarised the achievements in 2013/14 and outlined the challenges ahead for the next year. Robin Lawler expressed his thanks to Tenants’ View for all their hard work on scrutiny throughout the year.</p>	
6	<p><b>Question and Answers</b> Sue Abbott asked for any questions from the floor.</p> <p>James Clarke, member of Tenants’ View, asked, via Twitter, about the home improvement scheme on Smithfield estate. Larry Patrick responded that it was proposed to start in 2015/16.</p> <p>Ian Sawyer, tenant asked, via Facebook, to confirm the progress of the work in Victoria Square and when the anticipated end date for the work to be completed. Larry Patrick responded that we are on target for May 2015.</p> <p>Val Astridge, tenant, asked, via Facebook, if there was any chance of new kitchens. Val was asked to send her address and it would be looked into further.</p> <p>Derek Purnell, tenant, asked about bringing repairs in-house as other</p>	

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	<p>housing associations have. He asked whether Northwards' had thought about doing this? Robin Lawler said that we are currently looking at options as our contract ends with MWL in August 2016.</p> <p>Keith Hilditch, tenant, asked how Northwards could help lonely people citing an elderly lady in his block. Mike Stevens agreed to speak to Keith about about the tenant in question after the meeting. But suggested ways like joining the T.A. groups or attending the community café recently opened at Whitebeck Court.</p> <p>Christine Leyland, member of Tenants' View asked about funding for next year. Robin Lawler answered that our 2014/15 funding is the same as last year's but we looking to ask for an increase in the management fee for 2015/16.</p> <p>Anthony Gorman asked about paving stones outside a block of flats that were a trip hazard. Mike Stevens said he would get the details after the meeting and investigate this problem.</p> <p>Ian Broughton asked, via Twitter about plans to renew kitchens and bathrooms not done within the decent homes schemes. There is a plan of rolling mop-ups in place and Ian was asked to provide his details.</p>	
	<p>Robin Lawler closed the meeting at 7.45pm and thanked everyone for attending.</p>	