

Northwards Housing – ALMO Annual General Meeting

**Sheridan Suite, Oldham Road
Thursday 15 October 2009 at 6.30pm**

Chair: Sue Ratchford

ITEM	SUBJECT	ACTION
	<p>In Attendance There were 59 Tenants and residents in attendance representing all three Panel Areas, 8 Board Members, 25 Partners and Guests, 19 staff and Martin Oldfield Representing MCC, the Member.</p>	
1	<p>Welcome and Introductions The Story So Far Sue Ratchford Chair of the Board thanked everyone for coming and welcomed the tenants and residents who had come. She acknowledged the partners who were attending from contractors and other agencies and thanked the staff who were present. Robin Lawler gave a short introduction to the evening.</p>	
2	<p>National Tenants Voice Richard Crossley National Tenant Voice co-ordinator presented the work of the National Tenants Voice and explained how tenants can be involved in the organisation.</p>	
3	<p>GMMAZ Claire Tyrrell introduced the work Northwards has done with Young People. A group of young people working with GMMAZ in Cheetham Hill performed some of their work.</p>	
4	<p>northAwards Robin Lawler introduced the second northAwards ceremony. A list of winners is appended. He gave thanks to the sponsors of the awards.</p>	
5	<p>Flash the Cash Mike Stevens introduced a DVD about how the Wilton Panel had distributed their “Pot of Gold” funds. The Panel had decided to use some of their local funding to support Youth activities in the area. The video showed how young people had been trained to make decisions about how the funding would be spent and gave examples of the projects involved.</p>	
6	<p>Resident Involvement Agreement signing Sue Ratchford (Chair of Board), Kath Hope (Chair of Riverways Area Panel), John Biggs (Chair of Fourways Area Panel) and Anne Heywood (Chair of Wilton Area Panel) signed the revised agreement. Copies of the agreement were distributed.</p>	
7	<p>The Four I’s Sue Ratchford introduced Northwards Annual Report. She gave examples of the Four I’s – Innovate, Impact, Involve and Improve. The Board were introduced. Sue thanked the Board, Staff, Area Panels and other involved tenants for their hard work during the year. Councillor</p>	

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	<p>June Hitchin had left the Board during the year and was thanked for her work. Sue celebrated Northwards achievement of being awarded 3 stars and excellent prospects for improvement from the Audit Commission in January 2009. Copies of the Annual Report were distributed.</p>	
8	<p>What we've been up to Larry Patrick introduced the work of the Board Sub-Committees. Paul Seymour highlighted the key elements of the Customers and Communities Sub-Committee. Martin McKeivitt reported on the work of the Resources Sub-Committee and Audit Sub-Committee. Larry Patrick gave apologies for Naeem Ul Hassan who had to leave the meeting early. In his absence Larry Patrick presented the work of Asset Management Sub-Committee.</p>	
9	<p>Down to Business</p> <p>Steve Wood, Company Secretary presented the formal items of the AGM.</p> <p>Minutes The minutes of 2 October 2008 AGM were approved by the Council Member. Copies were available at the meeting.</p> <p>Annual Accounts and Financial Statements Steve Wood presented the financial statements for the year ended 31 March 2009 which were now publicly available on the website or on request from Hexagon Tower. They were approved by the Board on 10 July and had received an unqualified opinion from the auditors. These were noted by the Member.</p> <p>Auditors As no notice under section 488 of the Companies Act 2006 has been received from the member, Manchester City Council, Grant Thornton UK LLP are reappointed as auditors of the company until the close of the AGM in 2010.</p> <p>New Directors Steve reported that in accordance with rule 15(4) one Tenant and two Independent Board Members stood down from the Board at the AGM.</p> <p>The two Independent Members, Fatima Adamjee and Martin McKeivitt having expressed their willingness to continue serving, were, following approval by the Council, re-elected to the Board.</p> <p>At the closing date for nominations for Tenant Board Members four nominations had been received. The Board would like to thank the four tenants who put their names forward for the election and for their interest in working with Northwards.</p> <p>The election was carried out by the Electoral Reform Service in order that the process was independent of Northwards.</p> <p>Of 14,673 eligible voters, the total number of votes cast was 3,109</p>	

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	<p>(21.2%). Steve reported that the tenant receiving the most votes and therefore elected to the Board was Patricia Thorpe.</p> <p>Joan FitzGerald the retiring Tenant Board Member was thanked for her work by Sue Ratchford and Northwards showed appreciation for her hard work and commitment. Joan thanked Northwards for the experience and congratulated Patricia Thorpe on her appointment and wished her well.</p> <p>Robin Lawler announced that Steve Wood was leaving Northwards at the end of November and thanked him for his work at Northwards.</p>	
10	<p>Questions</p> <p>Board Members and Executive Management Team answered individual questions at tables. Further question sheets were collected and were responded to after the meeting.</p>	
11	<p>Close</p> <p>Robin Lawler, Chief Executive closed the formal AGM with thanks to everyone for coming, and for their support. He commented that the story told at the AGM had shown that a lot had been done, but that Northwards was not complacent and wanted to deliver even more in the future. An extension of the Management Agreement with the Council had been agreed until March 2012. Robin explained that tenants would be consulted on the future in due course. Northwards were working in partnership to redevelop Whitebeck Court. Our first new build scheme had been approved and 32 bungalows are due to start on site shortly in Blackley and Charlestown.</p>	

Appendix 1

northAwards 2009

Award	Sponsor/Presenter	Winner
Young Citizen	Kinetics Group –Des Smith	Michael Green
Community Organisation	Manchester Worker Limited- Paula Law	Monsall Beavers Colony
Outstanding Individual	Wates Living Space- Steve Jackson	John Ogden
Good Neighbour	Richard Crossley	George Brown
Tenant / Resident Group	Joan FitzGerald	CSTAR
Ivy Graham award for long- standing contribution to neighbourhood	Martin Oldfield	Peggy Yuill
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Vera Salvatore award for individual who has most improved their neighbourhood	Adeline Mawson	Christine Ashton
Pam Angelucci award for the individual who has most improved their environment	Kerin and Richard Angelucci	Keith Hilditch