

11, Downshire Square
READING
Berks.
RG1 6NJ



building a centre for the community

Minutes of Trustees Meeting 17th June 2013

Venue:

New Hope Centre, York Road, Reading RG1 8DU

Present:

Simon Cuthbert
Derek Gee (DG)
Dan Gipple (DWG)
Prue Magee
Stephen Magee (chair)

Apologies:

Luke Prankard

Meeting Opened with prayer from PM.

Ref

Action

Minutes of Previous Meeting

The minutes of the meeting of 12th November were approved and signed.

Actions Arising from Previous Meetings

Information and Correspondence

It was noted that since the last meeting, Rev. Joy Atkins has been appointed Associate Minister of Greyfriars with responsibility for New Hope. Rev. Atkins is to take up the post at ??????????

New Hope, York Road

13/01/1 Maintenance: Centre Gates

It has been reported that a bicycle was stolen from the communal area behind the houses. Access was apparently gained over the gate. Following discussion it was agreed to investigate the costs of (a) installing an electrical open/close mechanism for the gates and (b) heightening the gates by attaching a further barrier to the top of the existing gates.

DG

13/01/2 Maintenance: Security of centre rear exit.

It has been reported that users of the centre have been using the rear door to gain access to the garden. It was agreed to investigate the possibility of changing the 'crash bar' on the door so that it could only be used in a real emergency.

DG

13/01/3 Tenants: Leavers and Joiners

In the period since the last meeting, the following changes have taken place:

- a) Gabby and Emma Diaz have moved into 1NHT with effect from 1st January 2013
- b) Neil and Lyndsay Hart have moved into 5NHT with effect from 1st May 2013.
- c) Paul and Jackie Fountain will move into 4NHT with effect from 1st July 2013.

DG has had a discussion with David and Frizzi Stevens since they have been in tenancy for 3 years. David Stevens was of the opinion that they would be moving on within the next 18 months. It was noted that they have started opening their house for residents' meals and for neighbourhood breakfasts.

The situation for Mary Murtagh was discussed. Dave Murtagh has suffered a heart attack and is being cared for by Mary. It was agreed that under the circumstances no action should be taken with regard to 'moving on', although the situation will be kept under review.

Annual Report and Accounts

13/01/4 Draft Annual Report Document

The draft annual report was circulated. The draft report and supporting accounts extracts have been passed to Stuart Rawlings for examination. A typing error in one of the tables was noted. It was further noted that the cash reserves are held in an instant access deposit account with NatWest. The interest earned is acceptable for this type of account although it was suggested that the situation should be reviewed in the near future.

SM

13/01/5 Public Benefit and Risks

The statements in the draft annual report regarding risk and public benefit were accepted and agreed.

13/01/6 Cost of Housing

Recent experience would indicate that the rate of increase in rents charged has not kept pace with the increase in maintenance costs. The tenancy change costs are running at about £4,500 per house.

After discussion it was agreed that a 'target rent' should be set for each house representing 50% of the market rent for a 2-3 bedroom terrace property. The target rent should be re-

assessed annually.

(Post meeting note: Currently £450 per calendar month.)

SM

It was further agreed that any new tenants should be charged the then current target rent. Current tenants should be given relevant notice of planned increases in rent over time to achieve the target.

Board Development

13/01/7 New Board Members

During an extended period of discussion it was felt that a discussion of new board members was dependent on the decision about whether or not we should undertake any new projects. DWG suggested that there could be many cases where housing associations would welcome the involvement of New Hope.

It was agreed that the board should start an email conversation in order to find a rough view of what a new project should look like; what type of situation are we looking for; what would be fertile ground for us to work with? (for example: a situation of open land in an area needing renewal, a leadership team in situ willing to support, an existing church with some infrastructure in place.)

There is also the question of what range of activities would we like to see exist in a typical New Hope project – a community centre, a place for worship, reasonable cost housing, local social care, some kind of trading capability to help make the project self-sustaining?

(Post meeting note: PEM has circulated an email regarding a potential project – comment and discussion is required.)

ALL

Dates of Next Meetings

The date of the next board meetings was agreed as:

- **Monday 9th September 2013, venue tbc.**

Meeting Closed

The meeting closed with prayer from DG.

Minutes Approved

Date _____ Signed _____