

### Regulation and governance

The board:

- agreed that arrangements be made to develop and implement learning activities for the appropriate board members within the next 12 months
- noted the work being undertaken to prepare for a possible short-notice inspection by the Audit Commission.

### Finance and central services

The board:

- agreed in principle that the costs of the group employment framework be borne by each RSL (in proportion to rented stock at the start of the year) and that the DCHA share be financed out the overall management costs budget
- agreed that the series 3 growth plan option be offered to DCHA employees of SHPS DB schemes and that the employee contribution rate to the SHPS final salary and CARE schemes remain as age related
- noted the group risk summary
- noted how the delegation of health and safety responsibilities across the group work in practice
- noted the movements on the recycled capital grant fund during the year and the proposed future withdrawals
- noted the annual efficiency report.

### Investment

The board:

- approved an initial NPV subsidy allowance for a mortgage rescue programme of 5 cases with a view to the programme being expanded if it can be achieved within the same NPV budget
- approved the application from Plymouth Community Homes to join Partnership South West
- approved the landbanking strategy and agreed a landbanking budget of £8.5m
- agreed the business investment strategy for DCHA and agreed that Westco may also undertake mixed tenure development for another RSLs in the DCH group and provide social housing additionality provided that it prices in a risk margin of 17%
- agreed that a report on business investment strategy and activity to be presented to the board annually
- approved the continuation of the market rent programme on an opportunistic basis for Exeter, Plymouth and Truro city centres and travel to work areas and agreed that the maximum holding for market rent should remain at £8 million.

### Housing and support services

The board:

- agreed to set up a separate organisation to carry out care and support activities (working name Dolphin) as a subsidiary of DCHA and agreed:
  - i) Dolphin's legal status and the composition of its board
  - ii) that it adopt the group's vision and values with a small variation to emphasise its commitment to care and support
  - iii) that staff be employed on similar terms and conditions as already established for DCHT, with the addition of suitable terms and conditions to cover specialist situations such as night cover
  - iv) that it adopt a new car and mileage policy and temporary arrangements be agreed for transferring staff
  - v) suitable pension arrangements
  - vi) a detailed financial plan to secure the viability of the care and support business.
- agreed a revised transfer date of April 2010 for the transfer of the management of stock in south Devon to Tor Homes, subject to the resident consultation process
- approved a rent freeze in 2010/11 for all social housing accommodation except where specific lease terms or rent restructuring rules require a different outcome
- agreed that any significant unexpected change in direction from the TSA be referred to the chair if a rent freeze cannot be achieved
- agreed that rents of secure tenants be re-registered every 2 years in order to permit a rent increase. Rent increases will be limited to the equivalent assured rent
- approved an increase in rent for garages, £8.00 to £8.50
- noted the various maintenance contracts that had recently been re-tendered
- noted the progress made on integrating housing management services in Cornwall
- noted the annual report on European links.