

**WESTMINSTER COMMUNITY HOMES LTD BOARD MINUTES**  
**E-Meeting Minutes 2 May 2022**  
**Via Microsoft Teams Meeting**

**Presented to -**

James Green (JG) (Chair)

Dermot Moloney (DM)

Thomas Harding (TH)

Olivia Harris (OH)

(All Board Members are nominated by Westminster City Council)

**Minutes-** Sophie Sheekey

No.	Item	Action
1.	<p><b>P12 Management Accounts Update</b></p> <p>Noted by Board.</p>	
2.	<p><b>Appendix A Proposed KPIs for 2022/23</b></p> <p>TH: KPIS regarding governance relate to the sign off / approval of the policies. Is it possible to have KPIs which inform us all about how the policies are being implemented?</p>	<p><b>HC</b></p>
3.	<p><b>An article from this month's Inside Housing which includes Victoria Wharf</b></p> <p>Noted by Board.</p>	
4.	<p><b>CEX update</b></p> <p><i>Regeneration acquisitions, Development programme, Annual Audit, WCH Loan, Governance, FRA inspections and approvals required for the proposed KPI's and Social Value programme for 2022/23.</i></p> <p>OH Feedback:            8.2 Please confirm that once an evacuation sledge is in place and all actions for 203 Gloucester Terrace FRA are complete.            9.2 (line 19) Fire Safety risks assessments should be in place with all actions carried out within recommended timescales.</p>	<p><b>HC</b></p>

	<p>9.2 Delighted to see tenancy checks are increased to 50% and 100% on block inspections.</p> <p>10.8 Provision of community space at MOT yard – please can you check with the property team that they want more community space. Dolphin has provided community space at Lanark Road as required by planning which the property team cannot let! I assume the planning consent here is for community space but might be something we want to revisit (and not leave it until post construction).</p> <p>10.10 I approve the investment programme of £40k for 2022/23 as set out in the paper.</p> <p>DM agrees with OH point on the community space at MOT Yard and comments that Services charge responsibly is a key point here and is proving an ongoing challenge.</p> <p>TH and DM approve of the Social Value Programme</p> <p>RE: 203 Gloucester Terrace; DM would like to know have HSS a sound audit trail on the case, e.g., offer of alternative etc. Appreciate if the resident refuses to move there are limits on us as a landlord and the availability of sledge may be the only reasonable mitigation possible.</p>	<p><b>SM</b></p> <p><b>SM</b></p>
<p><b>5.</b></p>	<p><b>Date of Next Board Meeting</b></p>	
	<p>These minutes are to be signed off by JG next Board meeting:</p> <p>Monday 15<sup>th</sup> August 2022 Floor 18, Westminster City Hall</p>	<p><b>JG</b></p>

**E- Minutes sign off:**




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**WCH Chair**

**Date: 15/8/22**