

MINUTES OF: B.A.R.L.O. HOUSING LTD ANNUAL GENERAL MEETING

HELD ON: WEDNESDAY 14TH NOVEMBER 2007 AT MERE HALL, BOLTON

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Present	John O Donnell	Private Landlord	[Board]
	Andy Patel	Private Landlord	[Board]
	Phil Ward	Private Landlord	[Board]
	Linda Thomas	Chairperson	[Board]
	Diana Brierley	Councillor	[Development]
	Jane Caldwell	Private Landlord	[Development]

Also Attending	David James Estates	Phil Gibbs
	Mr R O'Reilly	Anne Grundy
	Julia Cox	Jayne Dowse
	Phil Dean	Justin Stannard
	Simon Lawson	Malika Jennings
	B McCarthy	A Tetik
	A Lloyd Holt	G Lloyd Holt
	Judith Harris	Albert Holden
	David Orrell	Lisa Young
	George Browning	Anne Peat
	Thomas McDermott	Anthony Wright
	Ian Sharples	

Officers Attending	Joan Wyatt	Cath Conniffe
	Jim Leyland	Julianne Scarlett
	Diane Simpson	Nancy Waters
	Sharon Betton	Andrew Beeput
	Claire Pollitt	Sylvia Simpson
	Phil Rimmer	Andy Hulme
	Grahame Harwood	

Apologies	Kath Gough	Independent	[Board]
	Stephen Gallagher	Independent	[Board]
	Nick Burton	Private Landlord	[Development]
	Firas Alnaimi	Private Landlord	[Development]
	Derek Gradwell	Councillor	[Development]
	Glynis Roebuck	Independent	[Development]

1. Welcome and Apologies

Councillor Linda Thomas opened the meeting and welcomed all those private landlords attending for the two presentations which will follow later on conclusion of the Annual General Meeting.

Apologies recorded are those of the BARLO Board and BARLO Business Development Group only.

A number of other private landlord members have requested that the presentations and feedback from the meeting is made available to them

Linda Thomas confirmed that as this is the first AGM of BARLO Housing Ltd there are no previous minutes and as stated in the Articles of Association on this occasion no requirement for any Board Member to stand down.

Action: Julianne Scarlett to send out minutes as requested to individual landlords.

2. Financial Statement 2006 / 2007

Joan Wyatt, Group Accountant for Bolton at Home explained that BARLO Housing Ltd are legally required to file accounts at Companies House. Because BARLO Housing Ltd has no direct access to funding the financial statements include a nil balance sheet which have been produced to year end 31st March 2007.

3. Auditors Statement 2006 / 2007

Joan Wyatt again confirmed as indicated above whilst operating on nil income and expenditure an Auditors Certificate is not required for BARLO Housing Ltd at this time.

4. Chairpersons Statement

Councillor Linda Thomas as chairperson of the Board gave a verbal update on achievements and successes of BARLO Housing Ltd during its first year. A full copy of the chairpersons statement is attached.

5. BARLO Housing Ltd Action Plan 2007 / 2009

Julianne Scarlett explained that many of the achievements and successes described by Councillor Linda Thomas were activities that had been agreed as part of the BARLO Action Plan 2007 / 2009. Private landlord members are invited to offer feedback that would shape development and priorities given in future reviews of the action plan.

The AGM was formally closed by Linda Thomas at 7.30pm

6. What Every Landlord Needs To Know

- Antisocial Behaviour Landlord Information Pack

Julianne Scarlett announced the introduction of a private landlord pack that will assist members in taking the appropriate steps when responding to complaints about antisocial behaviour relating to tenancies for which they are responsible.

Julianne described why and how the pack has been developed so far involving private landlords which will be finalised subject to final feedback tonight and free copies made available at the end of the year for all landlords attending the AGM.

Action: Julianne Scarlett to distribute final copies once printed.

- Maximising Income & Reducing Rent Arrears

Sharon Betton announced the next BARLO project in the very early stages of development is a landlord pack offering guidance on steps that could be taken by private landlords to maximise rental income and reduce the amount of rent arrears they are owed.

Sharon shared ideas on what the pack might include and the approach to be taken, whilst inviting any interested landlords who might want to get more involved to contact her at the end of the presentation.

Action: Sharon Betton to involve interested landlords in development of the pack

7. Networking Session

Councillor Linda Thomas thanked all landlords and officers for attending and supporting BARLO Housing Ltd tonight and invited private landlords to make use of the time available now to share their comments and feedback with other landlords and officers.

The evening closed at 9.30pm