

**SOUTHERN SHELTERED HOUSING JOINT BOARD**

**ORDINARY BOARD MEETING**

**19th JULY 2021**

**AGENDA – OPEN SESSION**

<b>Item Number</b>	<b>Item</b>	<b>Action Required</b>
<b>1.</b>	<b>OPENING OF THE MEETING</b>	
1.1	Welcome, Apologies & Declarations	As required by Board members
<b>2.</b>	<b>MINUTES</b>	
2.1	Minutes of the Ordinary Meeting held on the 28 <sup>th</sup> June 2021	For Board approval
<b>3.</b>	<b>MATTERS ARISING - None</b>	
<b>4.</b>	<b>MOTIONS – None</b>	
<b>5.</b>	<b>FINANCE</b>	
5.1	Invoices for payment in July 2021	For Board approval
5.2	LIBOR discussion re loans	For Board approval
<b>6.</b>	<b>HEALTH, SAFETY &amp; ENVIRONMENTAL PERFORMANCE</b>	
6.1	Projects Update	For noting
<b>7.</b>	<b>PUBLIC CORRESPONDENCE &amp; COMMUNICATIONS - None</b>	
<b>8.</b>	<b>POLICY &amp; RESOURCES</b>	

8.1	Meeting dates 2021	For Board discussion
8.2	Attendance Reports	For Board approval
<b>9.</b>	<b>PUBLIC CONSULTATIONS - None</b>	
<b>10</b>	<b>ANY OTHER BUSINESS OF AN URGENT NATURE (BY PERMISSION OF THE CHAIR)</b>	

Item 5.1

**SOUTHERN SHELTERED HOUSING JOINT BOARD- Invoices to be paid in July 2021**

Date	Inv #	Supplier	Details	Housing	Net	VAT	Total Cost	NL Code
06/07/2021	28284	4T's Windows	Window cleaning - July 21 - MC/CV/Ryc	MC/CV/Ryc	£ 285.00	£ -	£ 285.00	5240
01/07/2021	INV-0984	Adorn Leasing	Monitoring - SF - 01/07/21 to 30/09/21	SF	£ 585.00	£ 117.00	£ 702.00	5120
25/06/2021	7RYC/31CMC	Andrew McEwan Joinery	7RYC/31CMC - Door closers and sliding wardrobe doors	7RYC/31C MC	£ 270.95	£ -	£ 270.95	5000
18/06/2021	48320	Cleervu	RYC - Freeview signal repairs	RYC	£ 80.00	£ 16.00	£ 96.00	5240
15/06/2021	48241	Cleervu	16,17,18 MH - Test incoming signals	16MH/17MH/18 MH	£ 520.86	£ 104.17	£ 625.03	5240
06/07/2021	48342	Cleervu	18MH- TV signal check	18MH	£ 84.20	£ 16.84	£ 101.04	5240
15/06/2021	1232181	Ellan Vannin Fuels	Oil - SF - 1201L - 15/06/21	SF	£ 534.45	£ 26.72	£ 561.17	5260
24/06/2021	1232538	Ellan Vannin Fuels	Oil - SF - 1251L - 24/06/21	SF	£ 556.70	£ 27.84	£ 584.54	5240
30/06/2021	21/3511	Liftmann	Passenger lift service - June 2021		£ 100.00	£ 20.00	£ 120.00	5240
25/06/2021	961182560	Manx Gas	Gas - CV - 27/05/21 to 25/06/21	CV	£ 868.45	£ 43.42	£ 911.87	5160
25/06/2021	961182561	Manx Gas	Gas - RYC - 27/05/21 to 25/06/21	RYC	£ 3,059.91	£ 153.00	£ 3,212.91	5160
25/06/2021	961182562	Manx Gas	Gas - MC - 27/05/21 to 25/06/21	MC	£ 2,255.51	£ 112.78	£ 2,368.29	5160
29/06/2021	U1808720	Manx Utilities	11RYC - Void electricity- 29/04/21 to 04/06/21	11RYC	£ 8.97	£ 0.44	£ 9.41	5000
17/06/2021	1051/31001	Mc Locksmith	21RYC - Fit new handles and locks	21RYC	£ 114.49	£ 22.90	£ 137.39	5000
<b>Subtotal</b>					<b>£ 9,324.49</b>	<b>£ 661.11</b>	<b>£ 9,985.60</b>	

**SOUTHERN SHELTERED HOUSING JOINT BOARD- Invoices to be paid in July 2021**

Date	Inv #	Supplier	Details	Housing	Net	VAT	Total Cost	NL Code
23/06/2021	1051/31078	Mc Locksmith	11RYC - Fit new cylinder	11RYC	£ 86.99	£ 17.40	£ 104.39	5000
24/06/2021	24130	Northern Fuels	Plant hire for biofuel tank <del>repair</del> <i>removal</i>	RYC	£ 2,972.00	£ 594.40	£ 3,566.40	5000
01/07/2021	15145	ORB Ltd	Payroll administration - June 2021		£ 56.50	£ 11.30	£ 67.80	5220
21/06/2021	9972	Reliance Security	76RYC- Recharge - Carbon monoxide detector remove	76RYC	£ 90.00	£ 18.00	£ 108.00	6000
27/06/2021	RJT1724	Richard Taylor Decorating	7RYC- Decoration - All interior areas ex bathroom	7RYC	£ 400.00	£ 80.00	£ 480.00	5000
27/06/2021	RJT1722	Richard Taylor Decorating	56MC- Decoration - All interior areas	56MC	£ 480.00	£ 96.00	£ 576.00	5000
01/06/2021	RJT1719	Richard Taylor Decorating	11RYC - decoration	11RYC	£ 600.00	£ 120.00	£ 720.00	5000
31/05/21	140689	SCS	12CV- pull cord electrical	12CV	£ 47.98	£ 9.60	£ 57.58	5000
31/05/21	140736	SCS	11CV - cooker switch electrical	11CV	£ 75.29	£ 15.06	£ 90.35	5000
01/07/2021	2253	Terry Crook Builders	New roofing slates - Annex lounge roof	RYC	£ 8,400.00	£ 1,680.00	£ 10,080.00	5000
17/06/2021	9018	TEM	MH - Carry out repairs emergency lighting	MH	£ 407.06	£ 81.41	£ 488.47	5240
11/06/2021	9020	TEM	MH - Replace fire alarm heat detector	MH	£ 70.41	£ 14.08	£ 84.49	5240
22/04/2021	8841	TEM	3MH - Repair lights	3MH	£ 109.71	£ 21.94	£ 131.65	5000
<b>Subtotal</b>					<b>£ 13,795.94</b>	<b>£ 2,759.19</b>	<b>£ 16,555.13</b>	
<b>Total</b>					<b>£ 23,120.43</b>	<b>£ 3,420.30</b>	<b>£ 26,540.73</b>	

**SOUTHERN SHELTERED HOUSING JOINT BOARD- Invoices to be paid in July 2021****Breakdown of invoices to be paid by supplier**

<b>Row Labels</b>	<b>Sum of Total Cost</b>
4T's Windows	£ 285.00
Adorn Leasing	£ 702.00
Andrew McEwan Joinery	£ 270.95
Cleervu	£ 822.07
Ellan Vannin Fuels	£ 1,145.71
Liftmann	£ 120.00
Manx Gas	£ 6,493.07
Manx Utilities	£ 9.41
Mc Locksmith	£ 241.78
Northern Fuels	£ 3,566.40
ORB Ltd	£ 67.80
Reliance Security	£ 108.00
Richard Taylor Decorating	£ 1,776.00
SCS	£ 147.93
TEM	£ 704.61
Terry Crook Builders	£ 10,080.00
<b>Grand Total</b>	<b>£ 26,540.73</b>

Item 5.2

**SOUTHERN SHELTERED HOUSING JOINT BOARD**

**LIBOR DISCUSSION RE LOANS**

A UK wide regulatory change is coming into effect on 31<sup>st</sup> December, affecting all Banks and lenders.

The regulator no longer believes that LIBOR is fit for purpose. The liquidity in LIBOR has dropped, and borrowing against the rate will become more expensive. Options have been sought regarding alternatives and the IOM Government Treasury are requesting all Government Departments approve the SONIA rate. The SONIA rate does provide stability. Operationally we will see some changes as to how we handle the loans each quarter.

The Board are requested to approve accepting the transfer of HSBC loans to the SONIA rate.

An information document was appended with your Agenda regarding this change.

Item 6.1

## **SOUTHERN SHELTERED HOUSING JOINT BOARD**

### **PROJECTS UPDATE**

#### **Mill Hope & Sandfield Boilers**

A meeting between with the Clerk, consultant and Department has been requested.

#### **Mobility Scooter Charging Stations**

The project has been moved to McGarrigle Architects, who assisted with the original plans for charging stations and is progressing.

#### **Reayrt y Chrink – Flats 1&3**

Tender documents are being prepared.

#### **Mill Hope Roof**

The work is now complete. The ceiling in the Community Room has been redecorated and the room has been re-opened for use. This item will be removed from future Agendas.

#### **Cool Veg door replacement**

The replacement external doors have been ordered.

Item 8.1

**SOUTHERN SHELTERED HOUSING JOINT BOARD**

**MEETING DATES FOR 2021**

<b>2021 Meeting Dates</b>	
<b>22<sup>nd</sup> July 2021</b>	<b>LA Elections</b>
30 <sup>th</sup> August 2021	Bank holiday – meeting to be moved
27 <sup>th</sup> September 2021	
25 <sup>th</sup> October 2021	
29 <sup>th</sup> November 2021	
20 <sup>th</sup> December 2021	