

Dovecotes TMO Board Meeting

June 8th 2021 11AM

Virtual & Board room

ATTENDED

JC - Chairperson
AW - Secretary.
SH - Treasurer
AM - Chief officer
AS

APOLOGIES

RP-W

Virtual

BC
NCW - Owner Occupier
SW
StH

Previous Minutes: Recorded

Proposed: **BC**

Seconded: **AS**

Restrictions to be lifted with Covid-19 lockdown on 21st June 2021

DECLARATIONS – NONE

CORRESPONDANCE – Letter received from a lady in Eastney Crescent as an appeal has been made from a decision the TMO had made about a remembrance bench being laid outside of her deceased mom's home in memory of her (Mrs Williams) to be fixed on grassland. **AM** shares picture of the area. **AM** made the decision not to allow due to no policing & **ASB**. **AS** "Grass cutters not being able to do their job" **StH** "Its everyone else over the estate" **NC-W** "Why not something else in memory?) **AS** "It may get defaced" **NC-W** "There is anti-social behaviour in Eastney Crescent and could something else be done?" **AS** "If we were to get a bench for Russ Borrowman there will uproar, we say NO! to having a bench in memory of [REDACTED] we do something different for us" **BC** "Plaque on the housing office building, think of people moving into a flat opposite where the bench wants to be put and them looking at it" **NC-W** "Tree for a memorial? Its low maintenance and nobody want's that outside their home" **AM** to draft a letter and took it to full board.

Board are not happy as there has been no support throughout the pandemic about policies and procedures from **MG** to **AM**. **AS** "Hold back as she has helped with **NFTMO**" **JC** "Different organisation" **AM** put the pressure on sending data of the estate failed a lot and staff kept service going. **JC** "Thanks staff and **AM** for what they have done through hard times" **BC** agrees with **AM** & **JC** that a meeting should happen between **MG** & **board** to discuss this before it goes any further. **AS** "Agrees with **AM** but do not come on her to hard as **MG** has helped the **NFTMO** by shredding old paperwork" **JC** "That's your personal opinion" we are concerned the work been piled on. Arrangement for **AM** to meet with **MG**, most of the board have voted for this to happen. **NC-W** left the meeting voting – abstinent.

AM shows all board members the spreadsheet for voids.

ASB – There are 5 cases of **ASB**.

DRAFT REPORT – There are no figures from sage

June/July quarter report through board.

AM explains and shows the staff patches for rent arrears patches 44 and 45. How often the rent arrears rises with payments then lowers again. **AM** is to ask **SR** get invoices out when restrictions lift and housing officers can go out and knock doors where it is needed for rent arrears. **BC** “If a payment plan has been broken by tenants need to know bailiff’s get involved and costs get added”.

CONTACT ANALYSIS – There has been 883 calls

Visits 350 (May)

179 – pay

171 - enquiries

Payments through counter is £16,000 -17,000

AS “Is cash being collected?” **AM** “Yes few days a week on different days”

FENCING – **MG** absent and planning on the fencing update for the state **AM** “Will ask for an email to send to all board members.

CASHIER – New lady to start her name is Claire, her hours are Mon-Thurs morning.

HANDYMAN – Thursday morning there is a shortlist.

DROPPED KERBS – **AM** “proposal for dropped kerbs £335 (**WH**) price for occupiers there may be a discount involved, 40% cost - £12,000. Full payment must be made before any work begins, it will reduce vehicles on the highway and benefit the profile of the TMO, also hard standings maybe discussed if tenants could use their hard standing if the have one”. **JC** “Check if houses have hardstanding, we need to have a

hard think and not do this in haste." **BC** "This was dropped years ago because of hard standings out back and front gardens, don't see a problem but I'm saying no." **AM** "If tenant pays, they do not get funding with hardstanding." **AS** "People don't part fund Right to Buy 5 years pay full cost, parking at the rear on hardstanding use that as possibly 2 drivers per family." **BC** "Weary about parking on front as they be dragging dirt and made liable and think we should go look ourselves." **AM** "No – paid member of staff to have a look as there is no protection for board members." **BC** "We look ourselves as an aspect and the dangers to the public." **AM** "Needs to know from the board if it's a YES to put work into it?" **AS** "Its hard if tenant lives on a bend and hard to agree with risk and **WF** has the overall say." **AS** "Its just not affordable." **StH** "Make it policy to reverse onto drive."

ESTATE SURVEY – Be in next week or so.

COUNSELLOR – **BC** has arranged for a walkabout and **AM** is arranging a map etc and arrange whoever wants to go. **BC** "He knows the area well as he has relatives locally." **StH** "Forgotten areas?" **BC** "An awful lot of forgotten places." **SH** "Could we get a key for the Dovecote?" **AS** "If in the school and doing curriculum it takes ten minutes to take pictures it be a school opportunity." Visit with the Counsellor is Friday 10-10.30.

COMMUNITY EVENT – Fun day 17th July no, rearranges as Southport trip 17th July. Blackpool, Southport, Safari Park and Warwick Castle. All board agreed on the trips, book them. **StH** "October which is half term." **BC** "Get some concessions, vouchers on cereal boxes and keep a stock."

TREASURY REPORT – **AM** has supporting evidence if anyone needs or wants to look.

HOLIDAYS – If anyone of the staff have booked a holiday they will however have to follow protocols and guidelines.

A.O.B – BC “Mention to the counsellor about dropped kerbs.” **AM** is to arrange the newsletters deliveries on Monday.

D.O.N.M

06/07/2021

MEETING ENDS 12:25