

BOARD MEETING 12th May 2021

VIRTUAL/BOARDROOM

18:00

ATTENDED

APOLOGIES

JC - Chairperson

MG - WCC

AW - Secretary.

SH - Treasurer

AM - Chief officer

AS

BC

NCW - Owner Occupier

SW

STH

RP-W

Cllr SR

Minutes of last board meeting are discussed and approved.

PROPOSED: SH

SECONDED: StH

CORRESPONDENCE: NONE

CHIEF OFFICERS REPORT: A report was sent via email to board members individually from AM showing details and figures.

ASB/OTHER: There are 5 live cases; 4 noise and 1 neighbour dispute. Carly from the ASB unit is dealing with these. If any board members want details of the report, AM will send it with personal information redacted as usual. The Estimated Draft Report cannot be provided at this time from sage, (the end of year process needs to be

completed by the accountant) hopefully this will be ready for next month. There have been no board expenses due to covid-19.

ARREARS: The guidance of rent arrears on the spreadsheet over 2 months are 115 people are on U.C the figures will fluctuate. **JC** "monthly wages" **AM** "The figures will see-saw, with case monitoring completed between AM and the housing officers. There is no grace given anymore with the courts. Tenants on BAPA will not be attending court if an agreement has been made, even if it is £3 a week being offered by tenant, If the agreement is faulted then the case will go straight to court. There are mental health issues with some tenants and we aim to support them to maintain their tenancy as a loss of court action would cause them distress.

STAFF: 26 Days sick and 2 separate absences.

FIRE OFFICER: Partnership with Dovecotes TMO, safe and well access as well as other areas of concern. Should have fire doors on kitchen, all other doors as they give a 20-minute protection during a fire if it should occur. **AM** "The TMO have unfortunately dealt with properties that have had a fire and a death has occurred" and a partnership agreement with WMFS would be beneficial.

CONTACT DATA: April 2021 the office received 542 calls from tenants in total. Cash total received at front desk - £15,000 almost £16,000. **AM** once we have collected more data we will be in a better position to plan future provision of services.

COMPLIMENTS/COMPLAINTS: **AM** responded to a matter of a board member being investigated; a tenant had made a complaint concerning a board members behaviour. **AM** "Board members should report to the office rather than enter into conflict, people are unpredictable and board members could get hurt. We have paid staff to do this and BM's should not put themselves in danger".

FENCING: Fencing on the estate; **MG** has mentioned that planning will need to be consulted to see if they will agree to our ideas, anyone that wants fencing to apply now. **BC** "WCC have a precedent so they need to get the finger out".

RECRUITMENT: **AM** "An advertisement for an office worker has Received 125 applications, Estate operatorative has received 31". **AS** "Is it anyone from the list last time?" **AM** "Not sure but will need experience in plumbing and carpentry".

DROP KERB: AM "A tenant has asked about a drop kerb, he felt that it was not fair that due to being a TMO tenant he would not get financial help, If people want a hard standing it would be something for the board to look at". NC-W "Parking is bad around Ryefield, cannot pull over for people to pass, it is getting unnerving, the drivers from the school are an accident waiting to happen". AM "Report to the councillors and highways, see if there is anything in the budget". NC-W "Not allowed to parallel park but it happens". BC "It is happening up Catisfield Crescent? Has a new crowd moved in and blocking cycle lane? local police and MP should be in contact for them causing an obstruction. AM is sending a copy via an email.

ASBESTOS: AM "Any work with asbestos present or not has to have a survey. The report includes sampling from homes etc. Currently we wait 3 – 4 weeks for a report having an impact on voids, WF has asked the board via AM to have an estate wide programme for surveys to be completed on all properties. The cost is £85 per survey and there are 768 tenants so £65,000 in total". JC "Ask WCC for a copy". AM "The surveys they have are not thought to be reliable and so they complete a new one". AS "We had decent homes do the asbestos, if it was positive it was capsulated". AM "It was 20 years old so new reports need to be done". AS "Should be valid as nobody has touched it". AM "It does need doing". SR "WH go out and redo them, specifications before I left WH". AM "This will not be repeated, and board will decide with moving forward". NC-W "How long?". 154 shifts – 4 properties a day – 25 a week – 6 months NC-W "Good idea but would WCC fund us?". JC "Who will do the work?".

AM "Lucian". AS "What about workers & people who ask for the report, subsidised cost? AM "No cost and the report is the total". BC "WCC should do it". AM "WF is asking the board to have it done". BC "WCC should not be passing it on to Dovecotes TMO", JC "Its WF who is speeding it all up". AM "They will not do it as a program, this is effecting the TMO tenants not effecting WCC". JC "We need to discuss this a bit more as a board". NC-W "WCC should help with cost but we are the management".

AS "Finance is going to impact on anything else". AM "No as the kitchen programme was done last year saving a cost of £250,000. Vote taken:

7 FOR

1 AGAINST

HEALTH & SAFETY: Things will be changing, moving forward there is a total of 7 board members in the office and the rest of board members will be at home.

SUB-COMMITTEE: AM “A little community events sub to be called”.

BOARD CALANDER: AM “Bringing away day forward to July 2021 from September 2021 and not sure where yet”.

A.O.B: SR “I am resigning from the board because of Conservative being elected. Also don’t know due to commitments when will be able to attend meetings for the board but to email her if needed”.

DECLARATION OF INTEREST: SW-none, AS-none, StH-none, BC-none, RP-W “Yes my wife works for Wolverhampton City Council for the legal team”. NC-W-none, AW-none.

MEETING CLOSED

18.55

CHAIRPERSON SIGNATURE:.....

DATE:.....
