

Dovecotes TMO Board meeting  
11.0am 13th April 2021 Microsoft Teams

Present

AM.....Chief Officer.

JC.....Chair.

SH .....Treasurer

AS.

BC

NCW..O/O

RP

RD

Ste W

Apologies

AW

Stu H

SR. ..Councillor

1. Intro/Welcome

Chair JC will chair the meeting, thank you to AM who has been doing this on a temp basis when unable to meet in person. AM and JC at TMO Office, possible the secretary will join them for the next board meeting to ease minute and note taking

2. Meeting Opening

2.1 Apologies - from AW, SR and Stu H

2.2 Declaration of Interests - none

2.3 Prev Minutes March 2021

i) Confirmation - Mins Moved. BC.....Seconded....SH .....This was carried unanimously.

ii) Matters Arising and Actions from previous meeting - No matters arising.

3. 3. Correspondence

3.1 Allowances letter has been received, sadly there have been no increases.

3.2 TPAS membership has been confirmed for the next year.

3.3 Pastoral Support - A letter has been received about the lighting on the car parks on the estate. It should fall on the CWC to update and replace any lighting that is inadequate, either that or the TMO will have to foot the bill.

3.4 A letter has even received from a Pastor living in Catisfield cres , he has offered his services to anyone that is suffering from mental stress or DV as a result of the Lockdowns. AM said that this was very kind of him.

#### 4.0 Chief Officers report

The number of voids has dropped slightly.

SR has been working hard to get all the sign ups done, JC said that we should thank SR for doing this.

All the staff have now had their 1st jab.

The Councillors were now under Election rules/purdah

We have been to court to get 2 properties back from Lodgers. We have been successful with 1 who we are now waiting for him to move out, but we are still fighting to get the other back.

ASB cases... there are currently only 4 cases active, 2 are noise related and 2 for threatened violence.

AM pointed out an issue of staff visiting some properties,

BUDGET report.....underspend for 2020/21 as expected but plans in place to spend surplus on tenants properties and improvements to the environment.

We have finally been able to pay the kitchen invoice...£105+k, JC asked if we still had any doors outstanding AM said that the program is still ongoing.

Arrears...AM is updating the way she reports this data to the board, she will start to report properties who go over 7 weeks missed rent, and the patches they come from. A unanimous vote of accepting these changes, carried.

BC said that there have been several cases of fires, he thinks, in Fallowfield. Apparently, they seem to be burning toxic waste as the smell is revolting, AS said they could be burning off tatt, that smell is very strong.

#### 5. Matters for Discussion

5.3... not all comments recorded concerning the fencing issue, suffice to say that a very long and active debate took place about the subject.

NCW did comment about Laurels and shrubs being used as a form of fencing, they have been reported with a view to cutting them back to a sensible height. MG said she would look into it with CWC.

AM asked about hiring a temp to cover Maternity leave. Moved RD Seconded. AS that this be done ASAP carried unan.

The machine for printing receipts for rent payments is not in use, it has been switched off by tech services due to lack of use, AM said that this is rubbish as the machine has been used quite regularly.

Managing Agents meetings....another subject that has an incredible impact with the board and a long debate/ argument took place on this. MG asked to provide clarity on why members of the board are not invited.

AM has designed a new document for when tenants are leaving properties. This could be a godsend when claiming for repair costs.

AM needs to purchase an electronic temperature gauge for the office, to cover Covid 19 checks.  
Accepted unanimously that AM buy one.

6. Health and Safety

COVID RA is updated and reviewed monthly. No A/I/NM this month.

1 FS incident but investigations revealed to be a safeguarding issue, Adult Services involved no further intervention by DTMO required.

7. Sub Committees

No subs this month but plans to return back to monthly in the coming weeks

8. Board Calendar and AOB

AM wants to try and arrange a weekend away as a training session. She said as we haven't done any training for nearly 18mths it was needed as there have been some big changes to the Housing sector recently. She asked about locations to do this and the main site could be Liverpool. She will look into it. We could also use this time to formulate a new delivery plan for upcoming years.

A.O.B..... AM asked BD when she is due to move off the estate. BD said that it was due to happen in May. AM said that sadly because she was leaving the estate she would have to leave the Board, she would be missed on the board, several other members expressed sadness at BD's leaving and wished her all the best for the future, it was even said to her of the possibility of joining Bushbury's board.

BC asked MG if she could look into the reasons behind why there has been nothing done to the path's around the Dovecote, as they were due to be repaired when the work was done on the building. MG said she would try and find out. BC said that public realm was responsible for this work so she could start with them.

NCW... complained to AM that on 2 occasions she had tried to ring the office last week even leaving a message on 1 call, but nobody had got back to her or even answered the phone. AS said that this had been said to him as well by a couple of other tenants.

Becky was wished well and thanked for her time on the board by all members present.

Meeting closed 12.30pm

DONM.....12May 2021 @ 6pm.

Signed by Chair \_\_\_\_\_

Date \_\_\_\_\_