

Dovecotes TMO Board meeting Post AGM

07-10-21

4PM

ATTENDED

JC - Chairperson
AW - Secretary
SH - Treasurer
AM - Chief officer
AS
StH
SW
RP-W
NC-W
Cllr AC

APOLOGIES

MG, VB- WCC
Cllr SR

AM says “well done for last night at the AGM, 30+ attendees”.

Declarations of Interest: None

Previous Minutes: To be done

Highway on Barnhurst Lane – Safer schools, not traffic calming. AS Half term been told to Cllr AC and to be aware. NC-W asks how long? AS mentions a week and traffic will be coming through the estate.

Performance: 15 Voids, pressure on repairs team, **JC** asks why? **AM** it's the trend as there has been quite a few passing away on the estate and Christmas been quiet, been long tenants so voids will need more work. Housing officers doing post tenancy checks.

ASB: 4 last month, 5 closed and 1 case still open.

Noise, Caravan, Fires and BBQ these are all being dealt with.

Property Cases: 30 last month, 19 closed and 4 current. Patch 44 the amounts of arrears have come down. **AM** staff had procedures through Covid. **NC-W** mentions now Covid restrictions have lifted push more. **AM** is giving the Housing officers tasks to get rid of arrears of rent. We deal with tenancy not just bricks and mortar. **AM** explains when we have the away day, we will look at how we grow and reducing rent arrears, figures will jump in the next week or two. **JC** "We will need to sort as WCC will come down on us. **AM** agrees.

Health and Safety: No sick leave. **AS** explains his personal experience on the canopies project. His was not fixed, broke on a worker back from the support and doesn't know how the workman got up. **AM** says they may hear something.

Training up to date, no fire service, armed police officers raided and damaged wrong address.

Repair/Maintenance: Door replacement there's a 13 week wait

Kitchen – January

ASB – End of year

Canopies – January

External Decoration – March

Heat Detectors – All year

Matters for Discussion: Good AGM. GCN were passed for continuation of our accounts.

Executive Roles: **JC** raised hand for chair position, **AM** bring in a vice chair position, **NC-W** "A vice chair will help **JC** when she is has health issues". **JC** "No pressure on me". **SH** "Ask everyone to learn chair position it would not hurt". **Cllr AC** "Basically attend the meeting if chair not there, vice chair will be there, good learning and experience. **JC** "Not saying no to a Vice chair". **NC-W** "Knowledge will be there and takes pressure off **JC** and **AM**". **AM** "A lot of people care about **JC**". Votes for positions were:

JC- CHAIRPERSON- UNANAMOUS

AS – SECRETARY- UNANAMOUS

AW- VICE CHAIRPERSON- UNANAMOUS

StH – TREASURER – UNANAMOUS

AS "If **StH** is treasurer then name needs to be put on bank account, ~~name on the bank card~~". **Cllr AC** "Banks's need clarifying and that's a problem". **RP-W** "We will all go together if we need to go and sort". **AM** gives thanks to previous treasurer **SH**.

CO-OPTEES 3 positions

2 taken

1 space for Cllr if needed.

Space 1 – Ambreen

Space 2 – Glenford

Space 3 – Janet.

NC-W "BC is good for the estate". **AM** "

". **NCW**

"Spoken to him and we are going to lose a respective member". **JC** "AM can go to her if there are any problems". **RP-W** "As a resident point of view we need tenants on our side not against". **AS** "Not happy with the way **BC** spoken to **AM** it's the way he comes across". **AM** ". **JC** "No husband and

wife, would prefer **AM** to speak with her in the future and being honest, Come through the Chair". **AM** "Having a Vice will help the situation, like **BC** personal level, TMO opinion, complaints from tenants, arguments a hard hand does not work as times change and can not do old school". **NC-W** "**BC** in certain ways he is old school and his head is not caught up yet". **Cllr AC** "Board are employers of staff and the Organization work together, these days process Code of Conduct, considers individual votes. Conversations I have had with **BC** have been knowledgeable". **JC** "Worry will lose that". **NC-W** "He is always going to be there and leave legacy for grandkids his delivery is not right". **JC** is worried we are going to lose that". **NC-W** "Its like the lighting, he has pushed for all the changes and been passionate". **AM** "Thinkers and doers but undermining staff". **NC-W** "He wants things doing". **JC** "He lives here, he sorts here". **AM** "Difficult vote for the table". **NC-W** "Not swaying people to vote, knowledge will be lost". **AM** "Sit down and talk with **BC** and work through governance". **NC-W** "Benefits being on the estate, chase people relentless and do not want to lose the passion". **Cllr AC** "It's the thing and try to keep asking for schedules with WCC as its hard for them at the end of the day, playing catch up". **JC** "**People** will have opinions and not going to change".

JC, NC-W & AM Leave the room for the vote of BC

Vote taken place and BC is NOT co-opted onto the board

RP-W "Give appreciation?"

AS "Voucher given as previous board members?"

Vote: Proposed RP-W

Seconded StH

JC, NC-W & AM Enter the room after the vote

A vote of thanks gift from the board vote: Proposed AS

Seconded SW

Sub Committee

Blackpool next week next week

Halloween

Board Calendar – 23rd 24th November 2021 EXCEL.

AM Suggests honor **BC** for trip.

Trafford Hall

Any Other Business

AS "Severn Trent giving community grants for community projects, over by the Dovecote for a sensory garden". **AM** "Start Monday". **Cllr AC** "If issued a Landscape team, come up with budget up to £50,000". **AM** "Lottery Fund?".

Cllr AC "Andy Street". **AS** "Seen in paper and could end up with ¾ pots of money, visual and physical disabilities, bring estate together and for wheelchair users". **Cllr AC** "Bringing back to the Dovecote and the heritage".

AS "After the AGM, Code of Conduct refresh and up to date, re – introduce them back". **AM** "Bring the files in the board see who has and hasn't done it". **StH & SH**
Left room.

N.B.M

16th November 2021, 5pm in the boardroom.

Meeting Closed

7:40

Chairperson Signature.....

Date.....

