

# Dovecotes TMO Board meeting 17<sup>th</sup> November 2020

(Video link)

17:00

## ATTENDED

## APOLOGIES

JC - Chairperson

NONE

AW - Secretary.

SH - Treasurer

AM - Chief officer

AS

BC

RP-W

BD

NCW - Owner Occupier

SW

SIH

LS – CWC

Previous Minutes: Recorded

Proposed: JC

Seconded: SH

Proposition new board member - Mr. Stuart Harrison   Vote: Unanimous

Proposed: AS

Seconded: **BD**

DECLERATIONS OF INTEREST: **AW-No RP-W-No JC-No BC-No**  
**NC-W-No SW-No SH-No BD-No**  
**SIH-No SR-No** change as declared.  
**AS-No** change as declared.

## CORESSPONDENCE

**AM** making calls in the week about purchasing properties to Mila of CWC. Forward acquisitions and email to the board, big document so need to take time to read it and take things in i.e., policies & procedures. WCC not happy about Dovecotes TMO using a different insurance company just like Bushbury EMB. **AS** mentions the white paper and what is happening and would like everyone to read. **AM** gives the TMO'S chance to run locally. **AS** says "reinstate TMO status and extend boundaries". **AW** says that TPAS are offering a course via video link about the white paper. **JC** asks "if it is before or after the green paper?"

## CHIEF OFFICER REPORT

17 Voids...4 ASB's – 2 of which are closed. More cases added on...5 Complaints.

Vulnerable phone calls made to tenants were 60 out of a possible 106.

**AS** questions the voids are not in void process. Post tenant checks are being done over the phone.

ASB - car parking, untidy gardens etc.

[REDACTED]

Fly tipping - Orbis are not collecting anymore as it is costing the Dovecotes TMO too much money out of the allowances.

Allowances have not been added from July 2020.

Repairs – End of March 2020 to September 2020 has been **W. H's** due to pandemic, October our contractors were working on backlog of repairs.

Board spending – None spent as board not been on training or in the office due to the pandemic.

Projects from the surplus have been £17,000 on car park,

£23,000 on office car park,

£ 1,700 on a tree

£ 7,175 on fencing

Rent accounts arrears should be in court January 2021 due to the pandemic.

**AM** done work with the H. Officers until Covid-19. Also **AM** asked H. Officers for a rent drive week supporting the right places Nov-beginning Dec 2020.

Repairs – 100% these are quarter figures from **WF**.

Health & Safety – There has luckily been no reports of illness with Covid-19 with any members of staff.

## MATTERS FOR DISCUSSION

**AM** is to enquire with other W-ton TMO's about AGM'S they are due or have had during the pandemic for guidance, maybe so many tenants to attend on the ZOOM app, **JC** asked "If there were any comments made from **CWC.?**" **AM** suggests there is no pressure as we have rules and articles.

## COMPLAINTS

None. Could do shared lesson, learn next month.

## MANAGING AGENTS

**AM** asks **AS** “has he looked at this?” as he used to attend the meetings. **AS** replies “strategy” and **AM** agreed, **AS** “it proves a point to the council jump on us for not doing anything and then we are not allowed to attend the meetings.” **LS** comments “best practice” **AS** does not accept **LS** reason for tenants not attending the meetings also, explaining everyone has signed the

Data Protection so respect should be given. **BC** says, “Its discriminatory and we should be able to have a say” **AW** asks, “Is it all TMO’s that’s not allowed is it just Dovecotes?” **SR** explains. All managers get together to have discussions, how big do we need the managing agents meeting? **LS** suggests a discussion with Mila & Jenny. **AM** agrees that a board member should attends these meetings. **BC** managing agent meetings have been attended for 14 years, even before the TMO if no joy we get the information from CWC why we are not allowed to attend. **AS** the managing agents’ meetings information was passed back to the board but nothing for 3 months. **AM** is not sure why, but she will investigate it and get back to the board about the matter. The matter of staff complained about board members coming into the office. **AM** has explained the situation to board members, so they are all aware of concerns from staff.

## COMMUNITY EVENTS

A member of staff has put information on the Dovecotes TMO Facebook page and let school parents know of Christmas gifts due to there not being a Santa visiting the TMO this year. Shopping trips out for tenants there has been 6 replies to go, it will be totally safe 30 spaces due to social distancing seating. There will be no need to take disability scooters as shop mobility could be used.

A.O.B

**JC** says "A previous board member had made a personal call to her and requested if she could come back on the board? **JC** asks all board members individually what they think and want to do about the matter.

VOTED – NO

5 For

6 Against

1 Abstained

**AS** commented "As a tenant of the estate they have nothing wrong and she can return" **NC-W** "We need members on the board that will say yes or no and not rely on others and influences". **BC** asks "Why **CWC** will not prosecute fly tippers and there is personal information on the rubbish, **James Newt** from **CWC** sending letters and not working in tandem" **SH** "The rubbish is no longer there" **BD** asks "Is the settee under the subway still? Also rubbish on the other car park by the shops" **AM** suggests that the board need to put together and question **CWC** of this matter. **AS** "Can we prosecute? When dealt with the criminal court and actually witnessed? Camera quality can be difficult".

**AM** "Everyone job is to report it, and she will get in touch with **Martin Gillis** if we put together the information". **SR** "There is an issue of fly tipping on Wayside, trollies get pushed into the canal. Trust has been informed and the police reported to as a swan was being ill treated by Aldersley High School pupils, swan took away it was ok minus a few feathers. 1 or 2 issues regarding Covid-19 BE SAFE!" **SR** will be going into Dovecotes Primary school giving money for internet time to allow self-isolated children to gain access. **AW** suggests a foodbank for over the Christmas Holidays for families or tenants, Facetime meeting about Foodbank will take place Wed 13:30 to discuss the idea further.

**AM** Closed meeting

18:47

Future meetings to be arranged as none in December.



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