

BOARD MEETING 11th February 2021

VIRTUAL MEETING

15: 00=====16:00 approx

ATTENDED

APOLOGIES

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JC-Chairperson.

A Webb. Sec.

SH-Treasurer.

M Green CWC

AM Chief Officer

RD DNA

AS

BC

NCW

SW

SH

RP-W

SR....Councillor

Previous minutes: Agreed as correct

Proposed.....JC

SECONDED.....NCW

There were no matters arising from these minutes that will not be covered during normal business.

AM asked the members if this was the third meeting that ██████ had missed, it was agreed that it was the third meeting she had not attended. That being the case, it means that Becky has to come off the Board as per the MMA. – Later checked RD has missed 2 meetings AM to make contact to check she still wishes to remain as a BM

For ease of business AM read out the agenda in order of business.

CORRESPONDENCE:- Nothing to report this month.

Chief Officers report:-

4.1.....Voids were up a little, this is nothing to worry about as some visits have been arranged.

4.2....Post tenancy visits were behind at the moment due to the Covid 19 issue, again Sarah Reay has some appointments booked to visit. Sarah has had one visit that when they got to the property it

was rejected by the person. Seems strange if they need housing desperately 4.3....Nothing to report at the moment.

4.4....Arrears were as expected up, however it was only up on patch 45, whereas patch 44 was slightly down, this is encouraging. Amie read through the figures to clarify the issue.

4.5....Nothing this month

4.6....Staff, as everyone knows [REDACTED], we are not proposing to cover her position because as all the staff are working from home it is a pointless exercise to take someone as cover just to answer the phones.

Amie said that all our contractors are now having a weekly covid 19 test, while all our staff that come to the office have a test at the library weekly.

There are no H & S cases this month.

4.9....Annual leave, most of the staff are in the position of having leave still owing to them. AS suggested that at the end of the year to save any problems we should just offer the staff to buy the leave off them. Meaning that they be paid for any leave that they haven't been able to take we just pay them for it and class it as taken leave. There were a couple of other points but basically it was "Agreed unanimously" that we should do this.

5.2....There have been a couple of complaints about parking on the estate. Staff are looking into this.

5.3....The CWC are going to charge for paying the wages, at a cost of £48.00 per month. GCN have offered to pay them for £112.00. It was "Agreed unanimously" that we stay with the CWC.

5.6....The Acquisitions policy was discussed at length, it was "Agreed unanimously" that we accept the policy that Amie has provided. It was also agreed that any lettings would be from the waiting list where possible, but these properties WOULD NOT BE SUBJECT TO THE "RIGHT TO BUY SCHEME" this was also agreed.

A.O.B....There has been a problem brought up about the condition of the car parks on the estate. The complaint has been passed on to Comex to deal with as the majority of the problems have been caused by their staff. BC pointed out that it wasn't just him that has raised the complaint against Comex. He went on to point out that Highways should take as much blame for not maintaining the roads as they should.

Amie pointed out that as a result of talks between Dovecotes and W HOMES that's the car parks should be cleaned by them according to the MMA, the car parks would start to be cleaned every 6 weeks throughout the year from now on. The board were pleased that the council had finally acknowledged their responsibility for cleaning the car parks and walkways.

Amie also said that it has been practice to take pictures of voids prior to letting to show the condition it was let in. Likewise it would also be photographed when someone leaves. However as we were going to start letting ourselves we will be taking a lot more pictures so that nothing gets missed. Again the board were pleased at this action.

AS raised a problem with this years NFTMO Conference, it has been cancelled again due to the Covid 19 problems. He said that everything would stay the same if everyone was in favour to retain our booking for next year, there will be no increase to prices the Hotel has agreed. It has been proposed that we hold the Conference the last weekend of June 2022, this was agreed with the hotel as best

suitable by the NFTMO Executive. It was “ agreed unanimously “ that the monies already paid be left with the NFTMO.

JC spoke about a wall in Ploughman’s walk that was in a dangerous condition, Amie said she would ask Warren to look at it.

Amie asked about the position of [REDACTED] missing the last 3 meetings, what should do?.

The meeting said that we must be equal to all members, as a result she must be taken off the committee according to our own MMA agreements.

Meeting closed 18.00hrs

Signed by chair.....

Date.....