

Board meeting

8th May 2019

Members present...Andrew Slater(AS), Joan Curtis(JC), Liz Kerr(LK), Christine Warrilow(CW), Ann Webb(AW), Bernard Curtis(BC), Sarah Harrison(SH), Rebecca Dutton(RD), 8 Tenant members, Natasha Curtis- Warner(NCW), 1 Owner Occ, Cllr Sue Roberts (Co-opted member), Chief Officer Amie Merry.

Apologies.....Paul Lewis, Cllr Louise Miles.

Welcome.....JC welcomed all to the meeting.

D.O.I.....None declared

Minutes.....Moved BC and Seconded AW that the minutes be accepted as a true record. Carried Unan.

Matters.....JC said that she would like the minutes earlier to enable them to be read through better.
CW said that there seems to be some complacency by the bank as we haven't heard from them yet again. AM is looking into the possibility of changing banks.

Correspondence...A letter from the Accountants GCN about any future Tax Investigations and them doing the work for us if needed. Moved AS, Seconded LK that this be accepted. Carried unan.

We have had an email regarding our Quarterly allowances.

The Police have been notified of future meeting dates.

Chief Officer.....AM said that the voids were up slightly on last month, nothing significant but up all the same.
There are 2 new ASB cases this month, [REDACTED]

[REDACTED] so no details are available to board at the moment for data protection.

Several comments were made about the increased level of Fly-tipping again on the estate. Am spoke about what the staff are doing to try to combat the problem.

1 Eviction has happened with the person paying up the outstanding balance on the rent account To hold off on the actual eviction. Comments were made about this.

We still have an issue of a Lodger being in possession of a property, however they have agreed a move to a smaller property.

AS asked about the proposed Defib machine and any contact details that would be needed. AM Responded about this.

The Conference was discussed, it was noted that AS will be driving down with 2 other members along With all the free-bees we will be taking to be given out in response to our Q&A forms. Everyone else will travel be rail.

The Stock condition Survey was discussed with a former W-Homes property inspector doing the job For us at very favourable rates of £25 per property for 783 properties giving a total budget of £19.575 It will be a robust inspection to pick up on any and all defects and issues. SR said that the person being talked about must carry his own public liability insurance as well as a Health and Safety cert. It was agreed that this is a must. She also said that it was good to keep the work local and not use the bigger companies like Savilles for example, it will give a more personal approach. It was agreed by all present to go down this route.

AM spoke about the meeting she had with JC and Mark Lowthian yesterday. It was a good meeting and everything has now been bought up to date.

There were comments made about the fact that Kate Martin had previously said that she would

be attending tonight but had not even sent her apologies for not turning up. It was felt by the members as being a bit disrespectful towards us.

The new MMA has finally been agreed and sent back to CWC for signing, it will then come back to us for the final signing and sealing

AM spoke about a possible Community event later in the year and has looked into what we could do for the youths on the estate as they seem to get left out every time. NCW asked if there would be things to do for the disabled children on the area.

AM said that there were several schemes that are available to use, it was just a case of selecting the most appropriate for everyone concerned. This was agreed.

Finances.....AM said about the new layout of the accounts and budgets. She went through them all explaining How they will work and how much easier it will be to follow them. AS said from a personal point They do look much easier to follow. BC asked about Warrens repair budget would he be getting his figures now monthly or quarterly because of the new procedures. AM said that it would be monthly as it would be easier to manage that way. Any underspend would be carried over.

AS bought up our proposed donation towards the event in London we have attended, these events would traditionally been held at Trafford Hall but due to issues beyond immediate control were being held at the LSE in London. We are due to attend in a week or so can't we take a cheque with us to sort this issue out. AM said this was all in hand.

A.O.B.....JC raised an issue that had been spoken about during the week, basically it concerned people locking their front doors at night and leaving the keys in the door, if there were to be a problem then nobody could gain access to help. AM said that it was a valid issue and that we should hold a H&S sub committee to discuss it and look at all possibilities.

SR and AS raised the point of the H & S Officer Mark Darmody sadly passing away over the weekend He was an excellent officer and would be missed.

A garden competition was raised again for the estate this year "Dovecotes in Bloom", SR was asked if she would do the judging for us, she agreed

A date has now been set for the AGM. It will be held in the school hall this year on the 10th Sept 2019.

BC raised a couple of issues,

- 1 Being a meeting with Matthew Pickeral on planting some flower beds,
- 2 The Fencing issue around some properties.
- 3 What Major works are planned for the estate this year if any?

AM asked about the money raised by the Easter raffle, we currently have £100 that is due to be donated to the Air Ambulance.

AW asked about the Charity used by Morrisons, AS said that as it had previously agreed this time to go with the Air Amb we should stick to it this time. This didn't mean we couldn't do something next time.

Meeting Closed 19.45

DONM 12TH June 2019.....6.30 prompt

Minutes agreedChairperson

Date.....