

## Dovecotes TMO Board

### Meeting 10/7/2019

Members Present	Andrew Slater(AS), Christine Warrilow(CW), Joan Curtis(JC), Liz Kerr(LK), Sarah Harrison(SH), Ann Webb(AW), Paul Lewis(PL), Bernard Curtis(BC), 8 Tenants. Natasha Curtis-Warner(NCW) 1 O/O. Cllr Sue Roberts(SR). Chief Officer Amie Merry.
Apologies	Rebecca Dutton(Working), Melissa Green
Minutes	<b>Moved BC Seconded PL</b> that the minutes be accepted as a true record, Carried unan.
D.O.I	None declared.
Correspondence	Letter from W.Homes re:- The new Tenants Strategy Lynda Boys, she would like to present the new strategy to the TMO
Performance	<p>AM said that we have 4 voids at present 1 has proven costly due to the condition of which it was returned. WF is finding alterations in tenants' homes for which we hold not record; it is a condition of tenancy to obtain permission before making any alterations to a property. Further work will need to be done when staff are visiting tenants to ensure the correct permissions are in place; retrospective permission or reinstatements will be considered.</p> <p>AM stated that CWC now complete an asbestos survey in all void properties and no work can be carried out until this has been done. This is having a negative effect on voids with turnaround on each void taking as much as 4 weeks longer to go through the voids process. Cllr SR confirmed the council's intention of this and raised concerns about rent loss through void period on properties now subject to this extra compliance task. The TMO have also executed 2 eviction warrants this month through rent arrears. The overall figure of rent arrears has been impacted but there is still much work to be done. As previously decided is it imperative that all staff, board and contractors have a TMO ID badge. AM will continue to build the data base of ID and have these printed by CWC AM spoke about the new ASB policy and that performance in this area will be sort through the ASB officer now responsible. The TMO staff still record breaches of tenancy conditions concerning properties and gardens.</p>
Finance	AM reported that fly tipping on the estate appears to have slowed over the last couple of months and we have an underspend. Board spend is in line with expected for the time of year with no major spends identified. BC commented on board spend. A general conversation about UC and rent arrears developed.
Repairs & Maint	AM reported that she will be meeting with WF to agree the direction of the fire works programme on the estate. Through further discussions it was decided to not subject tenants to the upheaval of a complete replacement of the fire door and instead we would look to installing heat detectors in the kitchen.
Chief Officer Report	Amie stated that she attended a meeting with the council regarding the planned refurbishment of the shopping area at Dovecotes. The overall spend on the shops will be around £100k making this far less ambitious than previously planned a few years ago. The council have asked that the TMO, by way of their surplus funds contribute to the

project. The board stated that they are reluctant to offer this without definite plans of what and where the money would be spent.

There have been no complaints for the month of June 2019. A letter of thanks was sent to the TMO for there work on the garden competition.

AM to attend a 3 day First Aid at Work course. BC to attend the 1 day emergency first aid course.

Any other Business

SR raised that CWC have put out an information booklet concerning activities to be held over the summer. The summer squad book was shared with the board.

BC asked if we could look at fencing for front gardens but commented that this could be very expensive.

AM raised that there are a number of policies in need of reviewing and informed the board that an awayday would be planned for August to complete this task

AS proposed that a donation be made in memory of John Pemberton, a previous friend and supporter of the TMO. Seconded by JC and moved unanimously.

AM stated that she would be on leave on the date of the next meeting. It was agreed by all present to not hold a board meeting in August and the next board meeting would be on 11<sup>th</sup> September 2019 following the AGM on 10<sup>th</sup> September 2019.

Meeting closed 8.00pm approx.

Minutes Agreed ..... Chairperson

Date 11<sup>th</sup> September 2019