

Dovecotes TMO Board meeting October 13th (Video link)

ATTENDED

JC - Chairperson

AW - Secretary

SH - Treasurer

AM - Chief officer

AS

BC

RP-W (After meeting started 17:35)

BD (After meeting started 17:35)

NCW - Owner Occupier

Lakhi - WCC

APOLOGIES

MG - WCC

AM opens meeting via video link.

No declarations

LK wants to resign from the board (verbally) **AS** because of Covid-19 accept the verbal..... **ALL BOARD AGREED.**

Previous minutes...AM forwarded AW could not get on Teams Meeting at the last meeting and AM completed these on her behalf. JC asks how many meetings BD has missed? As we need to treat her same as past board members, AS agrees, NC-W says that I.T has affected how members can access meeting and it can also be daunting, JC just do the best you can. AS said that BD came into the office and sorted her tablet out.

MINUTES LAST MEETING: JC – Proposed

AS – Seconded

Accepted as true record by all

AM say's there are 17 voids at present.

There are 11 cases of ASB, 4 are closed and 7 are standing.

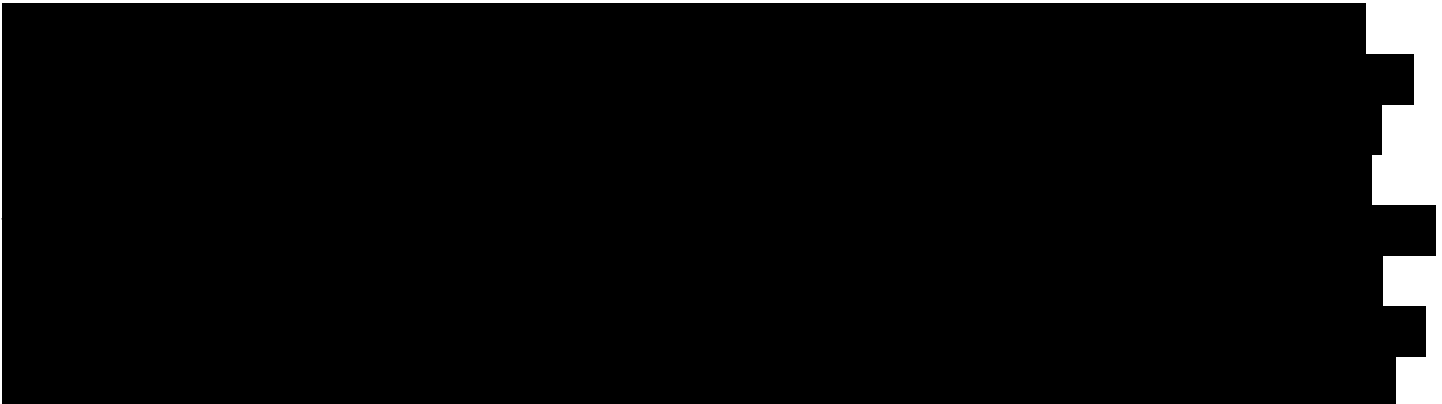
Call logs to the office August 70-100 & September was in the 90's

There was a hold on voids for 2 weeks to do backlog of repairs.

Currently there are a number of 'lodger in possessions'.

Post tenant visits are going to be changed to phone calls because of Covid-19

Tenancy audit report for next meeting, assess case by case if needed.



[REDACTED] **AW** roots grow under the property, Insurance will have queries because of roots. **JC** ask **WF** for his opinion, **AM** suggests Rupert for his opinion also. **JC** whatever way we choose there be [REDACTED]

Fly tipping has exceeded our budget **AM** has discussed with Lahki and **MG** from WCC, this should be picked up by the Council and not Orbis funded by the TMO. **SH** items have been left from the last pick up, **AM** said she will have it collected. **AM** suggests that the next meeting we invite the manager to explain themselves. **JC** mentions if word gets out that people are being fined for fly tipping it will frighten people and force them to dispose of their rubbish sensibly.

Expenditure is low, funds have not been spent due to Covid-19. We are pushing projects forward although it will be external because of the pandemic. Arrears some cases are £2,000 - £3,000 due to no court action at the present time, some are £1,000 and getting smaller, first lockdown rent arrears risen then levelled out down to £147,000.

100 percent satisfaction for repairs.

[REDACTED] 8 members of staff, No Covid symptoms which is good. **BM** has completed her training, **AM** just needs dates.

New board member nomination is **STEVE WEBB**

Vote: Proposed **BC** Seconded **SH**

Board vote unanimous

We have a vacant board member position and **AS** asks his position due to no AGM, **AM** that is up to the board to decide.

Vote: Proposed **JC** Seconded **BD**

Board vote unanimous

SH asks if all positions on the board have gone? **AS** an extra position, **AM** 2 spaces.

Board members being champions are going to have positions next month at the meeting.c

Estate ballot, Ray Coyle Open Communities is carrying out a ballot in London at the present. **AM** requested the board consider carrying out the ballot but recognizes that this may not be in line with restrictions. An extension has been agreed by WCC. **JC** asks if we could use another provider pos Ian Powell. **NC-W** felt the TMO should look to use another provider as OC completed the last ballot, **AM** OC were the only company tendered based on the package the TMO required. **AW** he uses students to do door knocking? **AM** yes but, other TMO's use OC and he is familiar with the process and the area. **NC-W**, last time he was used he missed some tenants then we don't know if they were out, opinion formed, does he believe in TMO's? **AS** the NFTMO he is recognized with 98% return and a 95% yes vote with **OC** knocking doors. **BC** agreed by board to use OC last year, **NC-W** didn't agree, might be best in field but give someone else a chance, **AM** **proposes Do we go forward with estate ballot?** **AW** **what about the dark nights?** **AS** we ought to get it done, they will be in for views during the dark nights...**VOTE**...**NC-W** The way people are we not going to benefit

SPLIT VOTE..4/4,

JC has the casting vote – **JC** voted to hold for now and look to complete when restrictions ease.

Christmas Closing - the office closes 23rd December 2020 opens 4th January 2021

Accepted by all board

BC asks can a reminder for rent to be paid go out?, **AM** there is a newsletter to go out before then, so details can go into that. Christmas Event- tenants are given the option for their children to get ticket/tickets for selection box. Costs etc, will go to sub-committee says **AM**. **JC** asks what do staff get this year? **AM** says normally it is a meal with the board, **JC** suggests vouchers, **AM** if the board are happy then she will work with **JC** on this matter.

AM spoke to the union, we need to guarantee review staff salary increase, once annually, HR and unions to know in the contract. Adopt council rules?

Vote: Unanimous

Covid19 risk assessment, **AM** will forward to board members once checked.

CIH training (Virtual) **AS**, **AM** & **SR** attending.

AM suggests to the board for a tree & plaque for the supporters of the TMO in remembrance:

Vote: Unanimous

AS says like Russ Borrowman gave the TMO a kick start, **BC** asks about flowers for **RB** funeral? **AS** remembrance would be nice, **AS** start the foodbank again?

Shutdowns and Universal Credit, benefits agency, also suggests board members put packs together, **JC** asks how much money? **AM** suggests £2,000

AS...Proposed

SH ...Seconded

Vote: Unanimous

BC the estate is dull need Xmas lights on the building of the office, **AM** prices etc she will get. **JC** asks for **AM** to thank the staff as its not been easy for them at these hard times, **AM** staff have performed well all calls and emails are answered straight away. **AM** to get in touch with **RP-W** about finance.

MEETING CLOSES 18:40

NEXT MEETING TO BE CONFIRMED

