

Dovecotes TMO Board meeting MAY 27th, 2020 16:30

ATTENDED

APOLOGIES

JC- Chairperson

None

SH- Treasurer

AW- Secretary

AM- Chief Officer

LK

AS

BC

RP-W

NCW - Owner Occupier

AM opens the meeting at 16:30.

No declarations were made.

Minutes of meeting, March 4th 2020

Proposed: **AS**

Seconded: **NC-W**

Minutes of meeting, April 29th 2020

Proposed: **SH**

Seconded: **BC**

Confirmation of money back to TMO for a fire damaged property at [REDACTED]
the amount being £6.700.

Vulnerable tenants phone calls from the TMO staff stands at 95 calls per week

Contractors have started back to work on void properties. **WF** is monitoring the contractors. There are 14 void properties. Advertising on **W.H** website will begin 2nd June 2020.

ASB has 6 cases.... [REDACTED]

[REDACTED]

Carly reports that it is mainly noise. One will be sent to court as soon as they resume after Covid-19 lockdown eases, as courts are just dealing with emergencies at the present time.

Rent Arrears: A number of rents are over £1000 per household. Housing officers are aware of the cases and are dealing with them. Overall rent arrears are at £151.000

An extra 30 accounts have risen during Covid-19.

Emergency repairs phone calls were 76 in total from 1st April 2020 – 26th May 2020

There is a skip on the rear car park of the TMO housing office for Jeavons to use as they are clearing the estate.

There has been one staff absence, [REDACTED]

[REDACTED] now recovered and back to work.

AGM is having no proxy votes. Government working on an extension for an extra 8 months. **AM** sending out paperwork to board members about the AGM and where we stand with holding one. **BC** mentions a proxy vote should be accessible because of the disabled, some can not get out to the AGM and they have a right to vote. **AM** mentions the constitution being changed and go through the chairperson. **BC** mentions a postal vote. **AS** mentions checking the MMA to change the vote, **AM** will check the MMA because of the constitution.

There have been compliments made to the TMO for the Vulnerable tenant's phone calls from the office at these hard times due to Covid-19.

Staff pay review, **AM** checking the MMA to see if CWC not paying the wages, needing to move from the council. **AM** also asks the question to the board, if we would want to award staff with a rise it is usually 1&half percent, **AS** says 2 percent. Unanimous Vote.

Proposed: **AS**

Seconded: **JC**

Risk assessment for staff returning from Covid-19 files have been e-mailed to board members from **AM** as she says it is her job to secure staff.

NC-W asks about property viewing, is it 2 people (a couple)? and how is it done? **AM** explains the housing officer will wait outside whilst probable tenant/tenants view inside the property, also if it is 2 people on the tenancy then 2 will view the property, but if it is a sole tenancy then only one will view.

BC suggests that allowances should be upped more than £15,000, **AM** CWC should have done it over the years. **AM** requests for now that **JC & AS** go into the board room for invoices to be signed off.

AS mentions the NFTMO may still cancel the conference.

AS has a Motability leaflet about putting electric point on property if a person gets an electric car. **NC-W** asks if electrics are upgraded by them on properties that may have one? **AS** everything got to be checked the pro's and the cons. **AM** asks for the leaflet to be sent to her and maybe use the newsletter to get the info out. **NC-W** asks about one for office and **AM** get government funding for charge point.

BC enquires if voids are having new kitchens being fitted?

AM replies only if they are needed or property has a white kitchen still and The TMO has spent £120,000 on kitchens this year.

BC asks if it possible to approach WH to put money in on the estate? Like fencing. **AM** replies we put £40,000 aside & see it happening.

BC also asks if the door programme is nearly finished? **AM** said there were still 30 doors to be done.

Catch-Ups with board members via video link Tuesdays 16:30.

Next Meeting on Facetime 24th June 2020 15:30-15:45.

Meeting closes at 18:00

Chairpersons Signature.....

Date.....