

Dovecotes TMO Board Meeting

August 17th, 2021

Board room

18:00 start

Board Pack available

ATTENDED

JC - Chairperson

AW - Secretary

SH - Treasurer

AS

BC

SW

StH

NC-W

RP-W

AM - Chief officer,

VB - WCC

AC - Cllr

APOLOGIES

None

Declarations of Interest.... None

Previous Minutes Recorded:

Proposed: **BC**

Seconded: **StH**

No matters arising.

Correspondence: Martin from GCN came out Friday and went through accounts. Chair, Secretary, and treasurer to sign paperwork from GCN.

Chief Officer: **AM** goes through paperwork with the board about TMO programmes, Income and expenditure for the year. Programmes for interior is put on hold because of Covid, **AM** to send details to the board via email. KPI's will also be forwarded by **AM**. Evictions are in action again. **WF** has met targets on his report. **BC & JC** recommend **WF** is given praise as he has done well during the pandemic and dealt with backlogs, targets also, Brexit. **JC** "All staff had done well" **AM** "voids take longer due to deaths."

13 -Voids

1 - Notice

2 - Sign ups

9 -Awaiting

Arrears: 7 Weeks arrears but moving in the right direction. ASB complaint did not come through the right procedure, now been resolved.

BC "WCC could do kitchens instead of us using surplus" **AM** "improvement is up to us, but I will find out" **AS** "People were wrecking their kitchen before inspection to gain a new one."

ASB: 1 case. H team do the rest. ASB deal with until the year 2023. AM shares Paperwork on ASB.

Finance: **AM** "Spend later through the year as nothing sticks out of place."

Housing Officers: Rent arrear cases, there was a payment made of £2,000 off one Account. "**AM** action will come and lots of BAPA'S paid through Covid. I will sit with **SR** to sort the arrears." **AS** "Officers are working well and in the right area." **AM** "It is difficult to view a right week."

Health & Safety: No sickness and no incidents.

Fencing: **VB (WCC)** "Council do not have a problem with Dovecotes TMO doing fencing programme and will set up a meeting for planning with **AM** as there may be problems with boundary areas. Bow top fencing will be discussed in the meeting on August 18th, 2021, between **VB & AM**. **AM** "Do not want to go with **WCC** as they will charge so we will check the planning." **BC** "**WF** put fence next to a housing association house." **AM** will take notes from the meeting. **AS** asks **VB** about separation fence? **AS** "They can claim land even if they move fencing inches" **JC** "Should be in the boundary line." **AS** "Not accepting there

could be a decision."

Recruitment: AM advert for plumber as WF has been busy.

Drop kerbs: AM not spoke to VB & WH to see what they are doing.

Estate survey: Meeting with RC next week to go through it.

Staff Flexi: AM "Look at board pack for information. During Covid there has been no flexi and staff been more productive, see how the board feel and trial flexible working from now until Christmas. Proposal of new working pattern, also asks the board about clock- in machine, happy not to use it". AS "No officers in on their own" AM "Not for prolonged period". BC "As AM is in charge is she liking it?" AM "Yes, as staff not stuck in traffic".

Flexi Work 37 1/2 hours a week

Flexi Time 35 hours a week

Board Voted: **Unanimous**

Proposed: StH

Seconded: AS

Speed Humps: Barnhurst Lane with traffic calming, Cllr AC has spoken to the Aldersley School as part of the scheme. AS asks "Speed Humps?" Cllr AC "Make sure it goes through the TMO also not sure what speed humps as its going through consultation." StH "Big crossing like the one on Deans Road for the school is

Needed". **NC-W** "There are issues with going over humps especially if you are disabled or bad back, flat topped humps would be better." **Cllr** "They will be graded – grade tops to slow down traffic." **BC** "What about the parking down there with the football fields, is anything to be done?" **AS** "I'm awake at 1.30 – 2am and people speed through Barnhurst Lane." **Cllr** "Warning and speed reduction signs are needed". **AM** will put together a plan for flat top humps. **Cllr** "Consultation will be done online. No chicane proposal would be wise" **AM** could put something in annual report". Plan needs to be done by 27th August 2021, **Cllr** knew three weeks ago and could ask for extended time for a public meeting. Most of the board discuss how Barnhurst bridge is dangerous especially when children come from Palmers Cross and the screeching of brakes on the bridge.

Bardwell Close proposal: **AM** is looking at extra parking there are three options for the board to look at:

- 1, Remove grassed verge for four cars - £79,000 cost
- 2, Create four car spaces in Eastney Crescent - £79,990 cost
- 3, Combine options one and two.

AM "There are big issues like big cost and implications." The plan is shown on screen for board to see and a discussion has taken place between the board members. **BC** "I am reluctant as it is WH in control of carparks and get involved with Severn Trent as a drain needs to be dropped." **RP-W** "Involve people

as it stops backlash in the future.”

Health & Safety: **AM** “Covid review tomorrow and will send over to the board members as email when completed.

Community: Safari Park on Friday so after then **AM** will call a subcommittee. **VB** asks “Vouchers”. **AM** “No and we put annual events in the annual report.” **VB** “Send for free events & community making aware.” **Cllr** gives web address YOWOLVES.CO.UK “search for events, Pendeford Library – Reading course, Pendeford Business Park – I.T courses.”

Board Calendar: **AM** explains to **VB** about the trip to Liverpool and board Packs to be given Friday with agenda etc.

A.O.B: Cllr Tells board of the Platinum Jubilee next year and road closure applications need to go in a long time before. Board members want to know about funding and getting Oxley involved with us also schools. Also, board need to start planning now and look at Friendship groups and its not just our area where we live, and it is Dire. **AM** “Why not get in touch with **SDA** church and utilise their Area for friendship group.” **Cllr** “It’s a shame it’s not being used, also, the school have shut their after-school clubs due to Covid.”

BC “What about Coffee Morning starting again? **AW** “Wait for Things to settle and then maybe.” **BC** “Get **C.A.B** back in office as costs too much to go to Snow Hill to use services and not everyone uses online to get the service.”

MEETING CLOSED 19:20

A big thankyou from our Chair.

