EastendHomes
GLAMIS ESTATE MANAGEMENT BOARD
Notes and Action Points of Meeting
Wednesday 24 May 2016
Glamis Hall Cable Street

PRESENT
Resident Members
Mr D Stafford Chair
Mrs M. Clarke
Mr R. Osborne
Mr K Gous-Miah
Mrs A Brooks
Mr D Ellerbeck
Mrs I Douse
Mr R Ikhide
Mr A Miah
Eastend Homes
Mr K Brown
Mr S. Russell
Mr R Thompson

Apologies
Mr T Weedon
Mr M Ahmed
Trish Haddon (EEH)

Observers
Mr J Wright

Telford Homes
Dave Diggins
1. **Apologies**

As per page 1.

2. **Minutes of Previous Meeting/matters arising**

2.1 Agreed for accuracy

2.2 2.7 –Walkabout – King David Lane –agreed will take place at 6pm on Wednesday 22 June before next meeting. Board members are meeting at 6pm at the Telford Homes site office for the King David Lane Walkabout prior to the Board meeting.

2.3 7.7 Noticeboard poster re CCTV in operation /what residents should do if a problem – will be done next week. Completed

2.4 7.8 Communal heating – agenda item tonight.

2.5 7.10 drop in sessions Major Works –SR dates have to finalised but will be late June. Drop in session dates will be provided once agreed and residents will be written to

2.6 7.11/9.1 KB circulated written response to ‘Florries Law’ and interest free period/charge. As previously explained Trish Haddon from Home Ownership was due to attend but could not and will attend next meeting.

2.7 M Clarke did not accept the explanation with regard to Florries Law. DE said he had googled the subject and it was as stated in the hand-out Please refer to attachment sent with agenda.

2.8 M Clarke stated that Notice Board on KDL states funded by Mayor of London which is public funding.

2.9 KB said that Florries Law which came in in 2014 is not retrospective.

2.10 There were various questions relating to Home Ownership issues ie discretion on which works are rechargeable- it was unfortunate that Trish was not here. It was agreed that the next meeting will concentrate on Home Ownership issues.
3. **Telfords Update – Dave Diggins**

3.1 DD circulated report and pointed out main achievements

3.2 Now 40 operatives on site

3.3 DD stated that occasionally there are more than 2 delivery vehicles each day- also sometimes there are new drivers who do not always check delivery details.

3.4 DD explained that there are 7 car spaces, 2 are for the wheelchair units, 2 are for the shared ownership and 3 are for the for sale properties.

3.5 JW said he would be sending plan of car plan to Owen Whalley (LBTH Planning) and John Biggs as this is breach of Planning Application

3.6 SR/RO to meet re railings Redcastle Close
   SR - Railing at King David Lane to be looked at on the walk about.

4. **Escalated Items from GRA**

4.1 Communal heating system switch off date – KB confirmed 31 May

5. **Regeneration Report (SR)**

5.1 SR provided update on current schemes

5.2 Gordon/Roslin Lift renewal – completed 28 April – under defect liability until April 2017- so same call out number for residents.

5.3 CCTV tapes are kept for 30 days

5.4 Lifts prioritise calls from ground floor – are energy saving and at night go into 'sleep mode' and also run at 50% speed

5.5 JW commented that lift engineers were ‘best ever’ however lift design with alarm button too low ie at child’s height. SR explained this was in case someone collapsed in the lift.

5.6 Re Communal Heating or Individual SR said that decision will be made at end of month however it is likely that Communal system will be the preferred option.- the Section 20 Leaseholder Consultation document will provide cost comparison - if communal there will be individual meters so can only be charged on each property’s consumption and RT explained that this will be read automatically.
5.7 RT confirmed that decision will be based on overall cost.

6. **Five Year Capital Programme (RT)**

6.1 RT explained that a new 5 year Capital Programme has been approved by EEH Board and will commence in April 2017- programme has been developed from information held on the stock condition database.

6.2 5.1.3 of report details proposed spend per Estate from 2017/18 – 2021/22 showing in Year 1 for example that Glamis Estate has spend in excess of £2.2 million -Appendix 1 of report shows the type of works identified

6.3 5.1.4 of report outlines indicative time line.

6.4 RT explained that it is a rolling programme

6.5 DE asked about Environmental works and asked for

   1. What works were promised in Offer Document
   2. Which of these works have been carried out
   3. Which ‘promised works’ are in the 5 year programme
   4. Which ‘promised works’ will not happen

   Works on reconciling the promised works against what has been done and what is in the programme is being carried out at present and will be presented to the board on completion.

6.6 LC asked whether consideration had been given to leasing Door Entry systems – RT will look into

   Leasing of Door entry equipment was carried out by LBTH and was found to be cost prohibited.

7 **AOB**

7.1 KG said that elderly resident had fallen over in lift and as side rails had been removed could not stop fall – SR will check DDA requirements

   7.1 Building regulations require a minimum of one handrail per lift.

7.2 AB – said that drains in Elf Row are in need of urgent repair as per Pest Control who recently visited.

   Post Meeting note - Pest control has visited and Colin Gray Tech Officer arranged for Olli’s to dig out and renew broken gulley. Works completed.

7.3 DE enquired about Community Chest KB to advise Chair