



**EastendHomes**  
**GLAMIS ESTATE MANAGEMENT BOARD**  
**Notes and Action Points of Meeting**  
**Wednesday 27 April 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  
Mr T Weedon  
Mrs M Walsh  
Mrs I Douse

**Eastend Homes**

Mr K Brown  
Mr S. Russell

**Telford Homes**

Mark Graves

**Apologies**

Noel Walsh EEH  
Dave Diggins Telford Homes

**Observers**

Mrs M Ayres Tarbert Walk  
Ms A Smith Glamis Road  
Mr J Wright Gordon Hse  
Mr S Uddin Gordon Hse  
Ms Collins Gordon Hse  
Mr Barton Gordon Hse  
Mr R Ikide Gordon Hse  
J Ruscoe Cable Street  
Mr M Ahmed Gordon Hse

**1 Apologies**

As per page 1.

**2. Telford Homes Update – Mark Graves**

- 2.1 Concrete frame complete -8 EEH properties on target for completion
- 2.2 RO commented that he was pleased that signage is in place at last
- 2.3 JW asked when site office/compound would be off site and area reinstated MG- 6/8 weeks after completion so around December this year.
- 2.4 MC enquired about parking – SR replied that two of the bays are designated for the two new disabled flats.
- 2.5 Re Chutes SR stated that these are included in the Environmental Works and will be discussed further – at 1-12 Redcastle Close and under 2 Tarbert Walk.
- 2.6 DE thanked Telfords for clearing the gap between hoarding and walls and for contribution towards St Georges event at Hall as well as thanking EEH/Olli's and Parksmart.
- 2.7 SR suggested walkabout for members of development – DE asked if this could be on a Saturday –MG said this would be better for Telfords as operatives would be off site. ST to arrange for either 7 or 14 May
- 2.8 There had been no complaints from residents to Telfords this month

SR

**3. Chairs Comments (DS)**

- 3.1 As this was AGM Chair had several comments re Boards successes
- Successful in getting consultation on individual boilers
  - Reinstatement of newsletters being delivered by EEH
  - Meetings not as cantankerous as before
  - Elf Row development backed down
  - Keeping partnership good with EEH

The chair was thanked by the Board for his efforts

**4 Treasurers Report.**

- 4.1 Very little to report still waiting for Bank to send statement.  
Opening balance was.£13207.41
- 4.2 Expenses £117.76 Income £16
- 4.3 Closing balance £13105.64
- 4.4 Signatories to cheque book – TW/DS/DE/AB

## **5 Election Results**

- 5.1 Current Board stood down and KB chaired the meeting for this item
- 5.2 KB circulated results (attached) explaining that Board should be 18 members  
11 Tenants  
7 Resident Leaseholders/Freeholders(paying a service charge)
- 5.3 Result was 10 returned forms 5 tenants and 5 Leaseholders meaning there are vacancies – 1 ineligible paper.
- 5.4 D.Ellerbeck and R Osborne and S Uddin were proposed/seconded as co opted members
- 5.5 Election of Chair – D.Stafford was proposed/seconded and appointed
- 5.6 Vice Chair –D Ellerbeck was proposed/seconded and appointed
- 5.7 Treasurer –T Weedon was proposed/seconded and appointed
- 5.8 There were no other nominees apart from those stated

## **6. Minutes of Previous Meeting/matters arising**

- 6.1 Agreed for accuracy
- 6.2 2.2 Metal bollards – ramp – C/F  
TW said that NW had agreed to monitor paving
- 6.3 4.2 Visit to King David Lane – already discussed and agreed
- 6.4 6.1 Fuel providers are British Gas for electric and Corona for gas.
- 6.5 6.6 Alphatrack wiring – KB recalled this being discussed at previous meeting and that EEH Electrical Engineer had visited Mrs Ayres.
- 6.6 Minutes agreed as a true and accurate record

## **7 Regeneration Report (SR)**

- 7.1 Report tabled along with Shephard Epstein Hunter documents/drawings
- 7.2 Lifts Gordon/Roslin now complete some minor snagging
- 7.3 Cameras in lift but cannot be linked to residents TV because of data protection
- 7.4 Roslin – camera will be working in 3-4 weeks
- 7.5 SR to check issue with lift calling

7.6	CCTV signage needs to be put up	
7.7	JW suggested poster in Notice Board about CCTV and what residents should do if they experience ASB	LHO
7.8	Communal Heating - SR will report back to next meeting – went to tender with both options – Management considering options	SR
7.9	Roger Thompson EEH Head of Asset Management will attend next meeting to explain EEH Capital Programme.	
7.10	SR – will be drop in sessions on 24/27 May re future works – Board asked if dates could be changed as Bank Holiday weekend	SR
7.11	MC – EEH cannot charge Leaseholders more than £10k over 10 year(Florries Law) KB suggested this was incorrect and related to where there was Government Grant Funding but would clarify	KB
7.12	Cladding Gordon House – SR said would be discussed further in 3-4 months	
8	<b><u>Escalated Items from GRA</u></b>	
8.1	<b>Why do Boilers keep going wrong/no warranty?</b> - haven't been any serious breakdowns –warranty was a year	
8.2	<b>EEH in discussions with contractors re Glamis West garages without involving residents</b> –KB explained that informal discussions had taken place with Parksmart about them financing the works which are substantial – the aim would be a mixture of commercial letting and parking for residents – Parksmart are trying to get a view from LBTH Planning before going any further – KB not optimistic if a favourable response from LBTH.	
8.3	Nursery Letting – with Chief Exec/Managing Director	
8.4	Garages – King David Lane & Roslin House lifts (cameras) already discussed	
9	<b><u>AOB</u></b>	
9.1	Kaji – Leaseholder group met and had two questions <ol style="list-style-type: none"> <li>1. Can interest free period be 5 years rather than two</li> <li>2. Can charge be put on property</li> </ol>	
9.2	JW concerned that no Glamis representation on main EEH board –KB explained that Chief Executive had attended previous EMB and explained this –there are currently no vacancies for residents on Board	
9.3	EMB expressed their deep dissatisfaction with this and asked that KB make this known to Chief Exec	
9.4	Board Meetings frequency – agreed to keep to current programme and review later in year Chair felt that whilst GRA should be monthly perhaps EMB could be bi-monthly.	

9.5 **Date of next Meeting**

**It was agreed** to change the date of the next meeting to Tuesday 24 May to enable Roger Thompson to attend as he cannot make Wednesday