

EastendHomes
GLAMIS ESTATE MANAGEMENT BOARD
Notes of Meeting
Monday 11^h May 2009 at 6.30 p.m.
Glamis TRA Hall

PRESENT

Steering Group/Residents

Spencer Butler - Chair
 Ann Brooks
 Ahad Miah
 Lorraine Denney
 John Wright
 Desmond Ellerbeck
 Ted Weedon

In Attendance

Peter Griffiths - PGA
 Steven Inkpen - EastendHomes
 Steve Russell – EastendHomes
 Keiron Carroll – EastendHomes
 Sapria Shah – SEH
 Ann Lakshmanan - SEH
 JI - Minutes

ACTION

- | | |
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| <p>1. Apologies
 Pat Crosher
 Matthew Foster</p> <p>2. Notes of Meeting 6th April 2009
 2.1 2.2 refers to opening valves not closing valves</p> <p>2.2 Alain Head to be added to list of attendees.</p> <p>3. Action Points and Matters Arising
 3.1 2.1 – completed</p> <p>3.2 3.1 – contact details for board members - Spencer Butler to sort out.</p> <p>3.3 3.4 – Peabody site – Steve Russell gave update- developer is Buildwell Homes, copies of the planning consent were distributed, consent was for to a 5 storey building of 26 flats, Steve was trying to find out more.</p> <p>John Wright reported that the site had been sold to a housing association and reminded officers of the opposition to selling any land to the developers; no EEH land had been sold. The possibility of loss of light to Elf Row residents was raised, Steve Russell to look at planning conditions and implications of the development to residents, then approach the developers and ask that neighbouring occupiers be kept informed.</p> <p>3.6 3.5 – parking – Matthew Foster met parking contractors then wrote to estate, timing of introducing a new system to be advised. Update on garages to be given at next meeting.</p> | <p></p> <p></p> <p></p> <p></p> <p>Spencer Butler</p> <p>Steve Russell</p> <p>Matthew Foster</p> |
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3.7	3.10 – ice – Keiron Carroll reported that to prevent problems when icy the ramp could be made into steps or the surface changed to give better grip - he was looking into this option further.	
3.8	3.8 – gate – Keiron was looking at this again, the push bar was in the wrong place and was due to be changed the following week. Desmond Ellerbeck was not satisfied with this and wanted to a more permanent solution to the problem.	
	3.11 –distribution of minutes – done.	
3.9		
3.10	3.13 – email – to look into group email from Yahoo or similar.	John Wright
3.11	3.21 – overcrowding strategy – Gaye Brown to come to a future meeting to talk about this.	
3.12	3.22 – garage licence fee –Steven Inkpen to check with Tim Ravenscroft.	Steven Inkpen
3.13	3.23 – King David Lane money - £14,175. Currently the EMB have no bank account to pay this into. Board felt amount should be £15,000, Steven Inkpen to check why amount differs from this.	
3.14	John Wright said EEH had said they would not maintain the Cable Street hall, Steven Inkpen explained that they were happy to pay for the reasonable cost of repairs to the hall but they did need to look at longer term sustainability of community premises generally, this has been discussed by the Community Facilities Sub-Committee which reports to EastendHomes Board. EEH had inherited a variety of community premises with a variety of leases and licences, they could not give an open ended financial commitment but could help residents groups to obtain grants from elsewhere helping make halls sustainable. The situation for the Glamis Hall was different given a regular income was received by the GRA from the nursery.	
	4 – estate newsletter not gone out yet.	
3.15	6.3 – John Wright and Matthew Foster to arrange inspection.	John Wright /Matthew Foster
3.16	6.4 & 6.5 – newsletters items	
3.17	6.6 – resolved	
3.18	7.2 – feedback form – Steve Russell distributed client satisfaction form for the board to consider adding any comments – to be discussed at next meeting.	All board members
3.19		
3.20	7.4 – walk round – took place and was productive. Walk around for board members agreed for 2 pm 16 th May.	All board members
	7.5 - Phase 1 costings - not yet finalised but around £3m, contract sum	

3.21	was £2.2m but further works added such as electrical work and more OT showers, cost breakdown to be brought to future meeting when finalised.	Steve Russell
	7.8 – done.	
3.2.2	7.9 – design meetings – to be agreed.	SB/SR/ Alain Head
3.2.3		
4.	Regeneration Update - Current	
	No comments on report.	
5.	Regeneration Update - Future	
5.1	Ann Lakshmanan reported on areas looked at, she said they were treating the estate as a series of small projects that would form the whole, ideas being drafted to be discussed with the board then costed and taken to the wider community.	
5.2	Drawings were distributed of Cable Street and Elf Row with ideas for opening up garages and including bin stores in garage areas as well as possible cycle storage, which could be a planning requirement. Elf Row security to be looked at in more detail after concerns raised.	Ann Lakshmanan
5.3	Further drawings are being produced and will be brought to future meetings and/or separate design meetings.	Ann Lakshmanan
6.	Timings of Meetings	
6.1	Board meetings to be held on first Wednesday of month with effect from 3 rd June 2009.	All
6.2	AGM to be held on 1 st July, Peter Griffiths to draft agenda and circulate to board members, Peter explained election arrangements in constitution.	All
6.3	Design sub-group to be open to all board members, to be held last Wednesday of month.	All
7.	Newsletters	
7.1	Any items for inclusion in estate or EastendHomes-wide newsletter to be notified to Matthew Foster, AGM information to be included in estate newsletter.	All
8.	Key Performance Indicators	
8.1	Query on number of ASB cases reported under 16.2 and whether the figures included those reported to caretakers; Keiron Carroll said the cases in the report were those people were willing to take further. Suggestion that ASB complaints could be logged for statistical purposes as well as official complaints.	

8.2 6.12 – Surprise was raised at completions all being 91% and members asked for numbers as well as percentages. Keiron explained completion certificate procedure.

8.4 10. the board asked what action was taken to ensure complaints targets met, Steven Inkpen explained the monitoring system alerts to deadlines coming up but sometimes there were problems getting information required, EastendHomes have learning outcomes from complaints and take them very seriously.

9. Any Other Business

9.1 Ted Weedon queried why a green had been dug up and equipment there was running 24 hours a day, Steve Russell said Thames Water were carrying out works, John Wright believed this was associated with ancient contamination on the site leaking.

9.2 Peter Griffiths said the board had asked form training and prioritised regeneration finance, this to be arranged.

Peter Griffiths

9.3 John Wright said he felt an article in EastendHomes newsletter about taking a leaseholder to court for service charge arrears was too gloating and should have been more regretful, not all board members agreed.

9.4 Steve Russell had information on Sure Start Centre boiler, lease etc and distributed it to those who wanted it.

9.5 Query raised on garage site licence and whether it was due for renewal, to be checked.

Steve Russell

Spencer Butler asked about the process for agreeing regeneration works and asked if the board would ever be over-ruled, Steven Inkpen said this was not envisaged and there would be discussion and agreement wherever possible. If the EMB were dissatisfied then ultimately matters could be taken to EastendHomes Board for resolution.

10. Date of Next Meeting – Wednesday 3rd June 2009

Minutes agreed

Signed Name Position

Signed Name Position