

**EastendHomes**  
**GLAMIS ESTATE MANAGEMENT BOARD**  
**Notes of Meeting**  
**Wednesday 2<sup>nd</sup> June 2010 at 6.30**  
**Glamis Hall Cable Street**

**PRESENT**

***Estate Management Board***

John Wright (Chair)  
Ann Brooks  
Ahad Miah  
Mary Walsh  
Ted Weedon  
Desmond Ellerbeck

***In Attendance***

Steven Inkpen – EastendHomes  
Anne Wiltshire – EastendHomes  
Steve Russell – EastendHomes  
Paul Bloss – EastendHomes  
Julia Ingall - Minutes

***Observers***

Ron Osborne  
Linda Carney

**ACTION**

The Chair, John Wright welcomed Paul Bloss, Chief Executive of EastendHomes, to the meeting.

**1. Apologies**

Darren Meale

**2. Notes of meeting held 5<sup>th</sup> May 2010**

2.1.1 3.1 aerials – Ted Weedon reported that aerials were in and working at his block; Steven Inkpen said all work had been completed although further testing was being carried out and appliances might need retuning, a note about this would shortly be going round to all estate residents. Anne Wiltshire to link up with John Hinds on retuning appliances for some OAPs.

Anne  
Wiltshire

2.1 An observer reported a fault with their aerial and said they had been told a part was required, Anne Wiltshire explained this was an individual fault and repair matter not part of the upgrade works.

2.2 3.5 leasehold services complaints – Steven Inkpen reported there were no outstanding complaints.

2.3 3.6 freephone number – both this and standard telephone number are included in newsletter currently at the printers, freephone number prominence reduced.

John Wright asked that staff be reminded to turn on Roslin House

answer phone when office was unoccupied, Desmond Ellerbeck reported St Georges answer phone was faulty, Anne Wiltshire was aware of the fault which had already been reported and was awaiting repair.

Anne  
Wiltshire

- 2.4 3.7 Redcastle Close insulation – Steve Russell said that the insulation work was grant funded and there had been a time deadline for it, as Redcastle close transfer was imminent it had not been included and could not now be added in as the grant deadline had passed, if further opportunity for grant arose and the transfer had not gone ahead it would be looked at further then.

Ron Osborne said he felt Redcastle Close should have been included as it was still EastendHomes property, he said the grant application had been for the whole estate excluding freeholders, Steve Russell explained that not all blocks were eligible due to height restrictions. Redcastle Close could apply after transfer if another grant was available. If work had been carried out to Redcastle Close further surveys for transfer would have been required and legal documentation amended.

- 2.5 3.10 garage site – Anne Wiltshire reported that locks had been changed and use of the site had stopped.

- 2.6 3.12 garage site money to be paid to EMB – Ted Weedon reported the money had been paid in and queried why it had been £15k not £25k, he wanted to know where the £10k went as he felt the EMB were picking up the bill for the cost of demolishing garages. Paul Bloss explained that EastendHomes had incurred costs and the agreement had always been for the balance to go to the estate. John Wright said he felt that no agreement had been reached on the matter at EMB. Steve Russell explained that Unite had originally offered £10k, the site at that time had two walls and garages and they wanted it cleared of the garages, the £10k offer was rejected and raised to £25k for the site clear of garages, Breyers, who were on site working for EastendHomes, demolished the garages, the cost of this was approximately £10k which was taken from the £25k leaving the balance to go to the estate. John Wright disputed this, Paul Bloss said he took the decision to enter into the agreement with Unite otherwise the estate would have had no money from them.

EMB agreed to close discussion of this matter.

- 2.7 John Wright said he wanted the path near the garage site to be reinstated as he felt the current arrangement was a 'death trap', he felt this had been removed without consent of EMB. EMB discussed this matter and the way forward, John Wright said he felt the views of EMB were being ignored by EastendHomes and he would take the matter to TFL, Ted Weedon suggested he take it to Health & Safety.

Steve Russell said it had been raised at the previous meeting that the area would probably be used as a site compound; EMB did not

want Gordon House green used and if the boundary was moved at the garage site it would be very tight to use for site set up, the usage was part of the Phase 3 consultation the results of which would be coming in very soon, Steve was bringing to the attention of EMB the wish to get as much of the site set up on that site as possible.

Steve Russell to look into removal of Unite advertising hoarding.

Steve  
Russell

2.8 3.13 parking – Ted Weedon suggested a limit to vehicle sizes; Anne Wiltshire is looking into temporary solutions to the problems. Desmond Ellerbeck felt parking control company was inefficient; the Chair advised this was a matter for GRA.

2.9 3.14 involvement – Desmond Ellerbeck may be interested in being SRB representative.

2.10 3.17 hall floor – this has been polished. Works defects have been reported and are being attended to.

2.11 5.2 regeneration report – has been amended.

2.12 5.4 site compound – discussed earlier.

2.13 6. newsletter – had been discussed, at printers.

2.14 7.1 estate profile – Steven Inkpen explained the profile was accurate at the time it was taken.

2.15 7.4 Elf Row gate – Steve Russell updated EMB, manufacturers drawings had been done, there was a need to resolve issue with bollards in front of the doors which were being retained but might be slightly moved.

### **3. Action points and matters not covered in the agenda.**

An observer from Tarbert Walk reported that her property had been vandalised with paint had been thrown at it, she had reported it to the LHO and comments had been made which she felt were unacceptable and staff had an unsympathetic and unprofessional attitude, the staff member later apologised but the resident felt the matter should be brought to the attention of EMB. Anne Wiltshire to visit to discuss the matter with the resident and said she was aware of some incidents with paint on the estate, caretakers had helped remove some of the paint but there were complications as the resident was a freeholder.

Anne  
Wiltshire

### **4. Regeneration Update**

4.1 Steve Russell presented this item; he reported that the Phase 2 programme had slipped approximately four weeks, he would report to EMB when tenders were returned.

4.2 SEH report on Phase 3 was due in two weeks, consultation letters

and feedback forms had been sent to the whole estate as only 40 were returned from the consultation sessions, more were now coming in. The mechanical and electrical survey was due to be completed soon by Waterstones.

4.3 Steve said EMB would be able to put some questions to Phase 2 contractors or hold an open 'meet the contractor' forum.

4.4 John Wright asked for leaseholder costs earlier rather than later, Steve explained that estimated prices would go out when the contractor was appointed through the S20 process. Leaseholders could opt out of having new windows only if their windows were not a health and safety risk and it would be cost effective to leave them to be done later; EastendHomes looked after leaseholders windows and recoverable costs must be justified, if anyone wanted to opt out they needed to contact leasehold services after S20 estimates had gone out, any leaseholder not having new windows might be subject to other costs from the works such as guttering work. Leaseholders could install their own windows but required landlords consent and possibly building regulations. There were various ways for leaseholders to pay for works; anyone requiring information on this should contact leaseholder services.

4.5 Planning meetings to be restarted provisionally from July.

4.6 John Wright asked advice on the best way to contact contractor for community contribution, Paul Bloss said this was flexible so long as requests were reasonable it was probably best to do it jointly with EastendHomes.

## 5. Newsletters

Newsletter was at the printers and would be distributed shortly.

## 6. Any Other Business

6.1 Ted Weedon asked for an update on staff excellence awards; Paul Bloss said they were discussed at SRB, there had been some nominations but none had been agreed. John Wright praised Michael Agius.

6.2 Ann Brooks asked about the new development by Gateway HA near Elf Row and the boundary, Steve Russell to look at the planning permission in relation to the boundary and discuss this and the area between the site and the fence with Gateway, the area of land that belongs to EastendHomes would be looked at as part of Phase 3. Ann concerned about possible loss of light.

6.3 Desmond Ellerbeck raised concerns at possible sub-letting of a flat in Elf Row, Anne Wiltshire said she was aware of a tenancy change and was looking into it, she explained property could change hands other than through the common housing register and there were limitations on what she could tell EMB about individual cases.

Steve  
Russell

- 6.4 Desmond Ellerbeck asked if there was any update following the deputation to EastendHomes Board; Paul Bloss said the Board had looked at the options the deputation had put to them and discussed them, Paul had prepared a report for the next Board meeting to ask if it would formally resolve to accept a Glamis EMB nominee as an observer to include attending the confidential part of meetings - this would necessitate signing the code of conduct – Spencer Butlers term on the Board was due to end in September and he would only stay a member if nominated by the EMB.
- EMB agreed that as the situation would change in September anyway there was no need for action at this stage.
- John Wright said he felt what had happened destroyed faith in EastendHomes and residents were told lies EastendHomes were protecting their Board and the estate and community were let down.
- 6.5 Ted Weedon asked if an AGM was due in July. Steven Inkpen to speak to Peter Griffiths about this, as one needs to be called within 15months of the previous AGM. Steven Inkpen
- 6.6 Ted Weedon said there had been a list produced by EastendHomes of things that were supposed to happen in the first five years after transfer and asked how realistic it was that they would be done in time; Steve Russell said it depended on what people wanted and would be clearer once the SEH report was back and a better idea of the scope of work was available, planning was always an issue as it could take 12 – 18 months to obtain consent, the main concern was to get things right. Ted was disappointed at the slippage.
- 6.7 Mary Walsh asked if the green at the rear of Roslin House was to be redeveloped, Steve Russell said this had been suggested but it was very unlikely to happen.
- 6.8 Anne Wiltshire said St Paul's Shadwell was having a community fun day on 10<sup>th</sup> July and asked for ideas of things that could be done on the estate by volunteers to be passed to her; clearing Elf Row path was a suggestion. EMB
- 6.9 Ann Brooks had problems with Peabody estate paladins; Anne Wiltshire was liasing with the council highways department on this, John Wright to put in formal complaint to council. John Wright
- 6.10 Ahad Miah raised a vandalism incident and problems with the emergency service response, Anne Wiltshire to look at the delays and speak to Ahad. Anne Wiltshire
- 6.11 John Wright asked about a letter sent out about painting to be done out at Gordon House and queried the charge to leaseholders and tenants; tenants costs will come from rental income and for leaseholders the cost will be part of the yearly service charge not a

separate S20. John Wright said he felt this was a way of EastendHomes getting their hands on leaseholders money now rather than through a charge on property, Steve Inkpen confirmed it was about improving the condition of Gordon House.

6.12 Ron Osborne asked if leaseholder service charges were based on cost of gross rateable value; Paul Bloss confirmed that individuals costs were an apportionment of total cost based on GRV of each property.

7. Date of Next Meeting  
Wednesday 7<sup>th</sup> July 2010

Minutes agreed

Signed ..... Name ..... Position .....

Signed ..... Name ..... Position .....