

**EastendHomes  
GLAMIS ESTATE MANAGEMENT BOARD  
Notes of Meeting  
Wednesday 7<sup>th</sup> April 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***

John Hinds – EastendHomes (part)  
Steven Inkpen – EastendHomes  
Anne Wiltshire – EastendHomes  
Steve Russell – EastendHomes  
Peter Griffiths – PGA/EastendHomes  
Janet Seward – EastendHomes Board Member  
Julia Ingall - Minutes

***Observers***

Ron Osborne  
E. Power  
Anne Smith  
J. Berry  
R. Courtney

**ACTION**

**1. Aerials**

1.1 John Hinds explained that there were currently three different aerial systems of differing ages operating on Glamis, as part of the regeneration scheme an IRS system would be installed which would give the facility to watch Sky until then an interim measure was being proposed which would allow residents to watch digital TV, the total cost of installation would be approximately £1,000 and it could be done within four to five weeks.

1.2 EMB agreed to go ahead with the work.

1.3 A question was raised whether leaseholders with their own satellite dishes, installed with permission, were liable to be recharged for this interim work?

1.4 John Wright asked about future proofing the system; John Hinds said they were trying to make the new systems as robust as possible but change was happening very fast, John Wright said he wanted advice from a technical company on future proofing, Steven Inkpen said that as part of the regeneration programme the system installed will be as future proof as possible.

John Hinds left the meeting.

John  
Hinds

Steven  
Inkpen

## **2. Apologies**

None

## **3. Notes of Meeting Held 3<sup>rd</sup> March 2010 and Matters Arising**

- 3.1 2.2 copy of minutes to be sent to Spencer Butler – done.
- 3.2 2.3 EastendHomes Board representation – John Wright reminded EMB of the background to this and said Paul Bloss had emailed him to say the information he had previously given was incorrect. John suggested a deputation from EMB and GRA go to the main Board as he felt there was no representation on the Board for Glamis estate, if the Board would not accept a deputation then John proposed they went to the TSA. John said he felt EastendHomes were keeping the TSA quiet by saying that boards that were in place were democratic when they were not and that EeH were building a “brick wall” around the Board. John also said it was a disgrace that Paul had not attended the EMB since transfer. John reported that Paul said Spencer Butler was now on EeH Board as an independent member and his position on the Board could only be stopped by the Board, Steven Inkpen said it seemed there was a belief that there was a conspiracy which there was not, Spencer’s seat on the Board ended in September and then the EMB could simply propose a new member to the Board.
- 3.2.1 Ted Weedon said that Spencer’s position on the Board seemed to have shifted, Steven said he was still a resident Board member; Ted said the EMB had no representation on the Board and Spencer could not put forward the views of EMB or report back the way things stood.
- 3.2.2 Desmond Ellerbeck said that Spencer had been aware of the previous views of the EMB on representation on the Board and now disregarded those views, he felt there were some “cloak and dagger” goings on that were not transparent.
- 3.2.3 Steven Inkpen informed EMB that their views had been made to the Board, Ted Weedon was concerned that Paul Bloss had given EMB the wrong information previously; Steven said it had been given in good faith at the time.
- 3.2.4 John Wright said EastendHomes Memorandum and Articles seemed to be open to interpretation and the TSA were investigating EMBs of EastendHomes, Steven Inkpen said this was untrue and asked to be allowed to respond to these accusations John refused to let him.
- 3.2.5 John Wright thought someone could have come to the meeting on behalf of the Board, Janet Seward pointed out that she was present and a Board member. John said some EMBs banned observers; Steven Inkpen said this was not the case.
- 3.2.6 Janet said that as a member of the Board she was sorry EMB had

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|           | been given the wrong information and it was a shame Spencer had not resigned from the Board, she drew a comparison to councillors changing party during their term of office and staying on the council, she said she would contact Paul Bloss about the matter. John said he wanted to put a deputation to the April Board if possible.  | Janet Seward   |
| 3.2.7     | John said it was difficult to understand why the Board was holding onto Spencer and why Spencer was holding onto the Board, people were asking what he was getting out of it, it could be stopped if Spencer resigned from the Board, Ted said Spencer had been specific that he had no intention of resigning when he had spoken to him. |                |
| 3.2.8     | Janet Seward said it was a difficult situation but there was no duplicity or hidden agenda.   |                |
| 3.2.9     | John said the council had arguments with EastendHomes Board and were ashamed of how the Board were behaving, Janet Seward said she did not recognise the Board John was talking about and knew nothing of this.   |                |
| 3.2.10    | EMB voted to make a deputation to the next Board meeting – agreed unanimously.  | EMB            |
| 3.3       | 2.6 expenses – Spencer Butler was not expenses for attending Board meetings.  |                |
| 3.4       | 3.6 heating system – Steven Inkpen confirmed that in the specific circumstances described Mary Walsh would not have to pay toward the new heating.  |                |
| 3.5       | 4.1 John Wright complaint about leasehold services – John had not received a reply to his formal complaint outstanding since February 2010.   | John Wright    |
| 3.6       | 4.2 promotion of non-freephone numbers – will be included in newsletter   | Anne Wiltshire |
| 3.7       | 4.4 cost of repairs to Cable Street doors - Anne Wiltshire explained that she had made arrangements for information to be passed on while she was on holiday but this had not happened due to turnover of staff; the repairs had cost £1,300 in total.  |                |
| 3.8       | Ted Weedon asked that minutes include the length of time EMB had been waiting for information.  |                |
| 3.9       | John Wright asked to include thanks to Steve Russell and Annette Paul and the architects for fantastic recent consultation.   |                |
| <b>4.</b> | <b>Regeneration Update</b>  |                |
| 4.1       | Steve Russell said there was no update report, he thanked EMB   |                |

members for their help and assistance at the consultation events and reported a turn out of nearly 80 residents overall. There had been a lot of feedback and SEH would provide a report to the next regeneration group. Steve said many people did not like the appearance of the cladding and suggested that cavity wall insulation could be brought forward if EMB wanted, there would be no recharge to leaseholders for this and it would not affect the timing of work to windows.

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| 4.2       | EMB agreed to bring forward cavity wall insulation.   | Steve<br>Russell  |
| 4.3       | Waterstones had started surveys and also looked at Elf Row and Cable Street gates and suggested solutions; Steve to liase with Ann Brooks and Desmond Ellerbeck on these.   |                   |
| 4.4       | Steve to do a newsletter covering the consultation results and cavity wall insulation and windows once the consultation report had been to regeneration group.  | Steve<br>Russell  |
| <b>5.</b> | <b>Feedback comments on Reports Distributed at last EMB</b>   |                   |
|           | No comments   |                   |
| <b>6.</b> | <b>Newsletters</b>  |                   |
| 6.1       | Anne Wiltshire reported that the newsletter had been delayed as she had been on holiday, as one had gone out EEHwide she would wait a few weeks before doing a Glamis newsletter.   | Anne<br>Wiltshire |
| 6.2       | Smoking in communal areas to be included.   |                   |
| 6.3       | Anne reported that cards with contact numbers would be going out soon and could be delivered with the newsletter.   |                   |
| <b>7.</b> | <b>Any Other Business</b>   |                   |
| 7.1       | Desmond Ellerbeck queried the EMB constitution in relation to Spencer Butlers wish to remain on EMB although he had resigned as chair; Peter Griffiths clarified that if a member missed three meetings without acceptable apologies they could be asked to stand down. | Steven<br>Inkpen  |
| 7.2       | EMB agreed that copies of minutes should no longer be sent to Spencer Butler.   |                   |
| 7.3       | Steven Inkpen understanding was that freeholders who paid service charges could go on EMBs.   |                   |
| 7.4       | Anne Wiltshire reported that Unite were patrolling to prevent their residents dumping rubbish and they had asked if they could park in the boarded up compound, EMB did not agree to this, as there were concerns it could be abused.                                   |                   |
| 7.5       | Ann Brooks complained that residents of Elf Row had not been made aware that a fob key was given out to someone who was not resident  |                   |

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|      | there; Anne Wiltshire said that this had been thought through and did not compromise security. Future actions affecting Elf Row as to be consulted with Ann Brooks when appropriate. Anne to investigate rumours of allotments being introduced at Elf Row.  | Anne Wiltshire  |
| 7.6  | Ted Weedon said EastendHomes had not yet paid in money due to EMB; Steven Inkpen to check.   | Steven Inkpen   |
| 7.7  | Ted Weedon complained that parking permits had been given to three commercial vehicles when the parking policy was that they should not have them; Anne Wiltshire to look into this, Ted said that if things were not reiterated many times nothing happened and there were conditions that had been ignored.  | Anne Wiltshire  |
| 7.8  | Peter Griffiths distributed a leaflet he proposed to put out to the estate to encourage involvement and said it had brought people forward on other estates; he would also be door knocking. Peter explained about the groups mentioned on the leaflet and how those involved in them could then feed into EMB in the future. EMB agreed for the leaflet to go out.  | Peter Griffiths |
|      | Ahad Miah asked if he would remain on Service Review Board if he resigned from EMB, Steven Inkpen to look into this.   | Steven Inkpen   |
| 7.9  | Steven Inkpen reported that Redcastle Close enfranchisement was imminent.  |                 |
| 7.10 | John Wright said the vacant units on ground and sub ground floors of Gordon House had not been mentioned in a regeneration context, Steve Russell said their future could depend on whether the entrance to the block was moved.   |                 |
| 7.11 | John Wright raised complaints about the hole in the wall on The Highway, Anne Wiltshire pointed out that she had brought this site and the hoardings to EMB before and they had agreed to leave it as it was, John disagreed with this and said it was an eyesore. It was confirmed that EMB had previously agreed that cost comparisons for removing the hoarding and grassing over should be obtained and Anne Wiltshire was actioning this. | Anne Wiltshire  |

**8. Date of Next Meeting**

Wednesday 5<sup>th</sup> May 2010

Minutes agreed

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