

**EastendHomes**  
**GLAMIS ESTATE MANAGEMENT BOARD**  
**Notes of Meeting**  
**Wednesday 5<sup>th</sup> October 2011 at 6.30**  
**Glamis Hall Cable Street**

**PRESENT**

***Estate Management Board***

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

***In Attendance***

Steven Inkpen – EastendHomes  
Anne Wiltshire – EastendHomes  
Steve Russell – EastendHomes  
Peter Griffiths – EastendHomes  
Julia Ingall - Minutes

Observers x 4

**ACTION**

**Start of Meeting**

John Wright said that EastendHomes had recently advised him that Ahad Miah could not be a member of the Board or EMB due to his tenancy situation and proposed that Ahad be co-opted to the EMB. Ted Weedon said that it appeared as though EastendHomes made things up as they went along. John Wright felt the situation was morally wrong and was ashamed to raise it with Ahad who had done so much work for the estate. Steven Inkpen said that a residential qualification of either a leaseholder or tenant applied to EMB members or they could be co-opted thus recognising their unique contribution to the estate.

EMB agreed that Ahad Miah be co-opted to the EMB.

**1. Apologies**

Darren Meale

**2. Notes of Meeting Held 7<sup>th</sup> September 2011**

2.1 Agendas for next meeting are to be circulated earlier.

2.2 2. - Membership drive flyer was distributed 4<sup>th</sup> October 2011.

2.3 3.1 – John Wright felt there had been an agreement to stick to the previously agreed constitution - this had not been formally agreed by EMB.

2.4 3.4 – Desmond Ellerbeck clarified that the accounts related to the GRA prior to him taking over as Chair.

**PG**

2.5 4.7 – should read..... “observer” Margaret Clarke.

Notes of meeting held 7<sup>th</sup> September 2011 were agreed.

**3. Action Points and Matters Arising**

3.1 2. – already covered.

3.2 3.5 – for discussion later on agenda

3.3 4.2 – John Wright had not spoken to Jan Anstey Hayes, Ted Weedon confirmed that Jan had asked for a copy of the architects notes, Steven Inkpen to see if there were any formal notes produced.

SI

3.4 5.1 – Peter Griffiths reported that the Community Chest funding was not means tested, one sixth of the total was available for Glamis, and Peter distributed copy of a Board report on this for information. Funding could not be carried forward so needed to be spent before the end of March.

EMB agreed that the table tennis table ordered by John Wright should be funded from the Community Chest, an invoice had already been submitted for payment to EastendHomes and as John had bought the table on ebay using his Pay Pal account EMB agreed payment should go to him to reimburse him.

More ideas for the funding were discussed including celebratory events and DVD & book libraries. EMB agreed to John Wright investigating purchase of a screen and projector for the resident's hall.

JW

**4. EastendHomes Governance Arrangements**

4.1 Desmond Ellerbeck reported that he had been invited to attend a formal interview for a place on EastendHomes Board; he had not yet accepted the interview as he had signed an agreement that the EMB should elect the Board representative for Glamis and he felt that by agreeing to go he would be going outside the governance EMB agreed to. Ted Weedon said that if they held that line they would lose the chance for having Desmonds' voice on the Board. The only other applicant to represent Glamis on the Board was someone who had never been to EMB. Ahad Miah said that EastendHomes were changing things all the time and they should stick to what they had agreed.

4.2 Desmond said he had asked EastendHomes for more information about the selection process and would pass it on to EMB when received.

DE

4.3 Steven Inkpen asked what would be lost by Desmond going to the interview and said that by not going it could be a case of cutting off your nose to spite your face. Observer Margaret Clarke said that if he was a member Desmond could report back on Board actions and

be able to influence decisions, she felt they should move on and leave issues relating to the constitution behind.

4.4 John Wright said he had spoken to other EMBs and had been told that the process "stinks" and felt there was a mix up between an *election* process and a *selection* process and the selection committee was secret and it was not an open process. Steven Inkpen said that other estates were not up in arms about the issue. Ted said that the EMB should not be deprived of the chance to have a place on the Board.

4.5 Desmond said he objected to rule changes and was waiting for a full response to his queries. Ann Brooks asked if EastendHomes could put any weight behind the person proposed by the EMB, Steven Inkpen explained that he was not involved in the selection process but if a candidate was involved in helping improve the estate it could only show them in a positive light.

4.6 John asked what had changed that EMBs no longer elected representatives to go on the Board, Steven said that, although no expert on the matter, he believed that the Board had agreed that part of the selection process should be an interview. Peter Griffiths said that in the past the Chair of an EMB went on the Board, in July 2010 the Board agreed to change the process to allow anyone from the estate to go on the Board; John Wright maintained that the Memorandum and Articles of Agreement lodged with Companies House had not been changed although he understood they were being changed at present, he quoted article 31(5) – "elections shall be held amongst tenants", John said that if EastendHomes did not change their position re interview he would take the matter to Companies House. Ted said they could end up in a situation where they had no voice.

4.7 Desmond said the report on the GRA accounts investigation was not yet finalised; he would think about whether to go for the interview.

DE

## 5. Regeneration Update

5.1 Steve Russell said that Phase 2 was nearing completion and scaffold was coming down, observer Margaret Clarke said she felt a mess had been made but had not reported it.

5.2 John Wright raised the planning application for 26/27 Redcastle Close and asked why there was such a late application; Steve explained that planners had wanted applications made on a staircase by staircase basis and some applications were still waiting approval even though the work had been done as the contractor was willing to work 'at risk'. Access problems had led to some delays in completing work. Guttering work had been done to most properties from scaffolding but not all had been scaffolded. Mary Walsh queried the brickwork carried out at Roslin House; Steve confirmed it was concrete repair and some stitching in of brickwork. Ted Weedon said

he was impressed with the brickwork carried out to his flat and the painting, Steve confirmed some painting was still to be done at a later date.

5.3 There had been some problems with the boilers and they were still being tested, heating was due to be turned on later in the week.

5.4 Costing were being done and these would be followed by final accounts, which could take a few months.

5.5 John Wright asked who would be responsible for paying for mistakes made with the new boilers, Steve explained that they were not new boilers but had new ancillary equipment; and the situation was constantly being assessed.

5.6 An observer said windows had closed in the breeze and there was a problem with the balcony door. Ahad Miah had problems with some work he felt was unsatisfactory; Steve agreed to look into these.

SR

Ted Weedon said he had a good experience with the contractor.

**6. Any Other Business**

6.1 Desmond Ellerbeck and John Wright had met Harri Hughes to look at work and wish list for the hall; Harri was now on holiday and would go through prices with them when he returned then this would be passed to Steven Inkpen for consideration. John pointed out the new kitchen, which Breyers had donated.

6.2 Ahad Miah asked about EastendHomes minibus as he had received an invoice for a minibus-driving course that he knew nothing about; Peter Griffiths explained this was a mistake and the invoice related to someone else with the same name and that there was a minibus that could be booked.

6.3 Ann Brooks asked about Jubilee Street hall, Steven Inkpen to look into.

SI

**7. Date of Next Meeting**

Wednesday 2<sup>nd</sup> November at 6.30 pm

Minutes agreed

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

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