

**EastendHomes**  
**GLAMIS ESTATE MANAGEMENT BOARD**  
**Notes of Meeting**  
**Wednesday 4<sup>th</sup> July 2012 at 7.00 pm**  
**Glamis Hall Cable Street**

**PRESENT**

***Estate Management Board***

John Wright (Chair)  
Desmond Ellerbeck  
Ahad Miah  
Ann Brooks  
Maria Pennycuick  
Ted Weedon  
M. Alom (Mashuk)  
Salim Jobber  
Daryl Stafford  
Margaret Clark  
Ron Osborne  
Mansur Ahmed  
Mandy Moon

***In Attendance***

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

**ACTION**

**1. Apologies**

Mary Walsh  
Monsur Ahmed

**2. Membership**

2.1 Peter Griffiths reported that a number of nominations for the EMB had been received however some were not eligible:

Shorola Begum – eligible  
Mohammed Ali Ahmed – eligible  
Selim Jobber – eligible  
Ted Weedon – eligible  
Desmond Ellerbeck – eligible  
John Wright – eligible  
Vida Radzevicene – eligible  
Kazi M Gous Miah – eligible  
Mary Walsh – eligible  
Ann Brooks – eligible  
Ron Osborne – not eligible  
Joseph Fagan – not eligible  
M. Alom (Mashuk) – not eligible  
Shahim Ahmed – eligible

Monsur Ahmed – eligible  
Margaret Clark – eligible

2.2 The board composition was one freeholder place, eight leaseholder places and nine tenant places.

2.3 Peter had discussed with Ron Osborne his position, as he was not eligible to be a board member, as he paid no service charge to EastendHomes. John Wright said he felt that as a resident Ron should have a right to a place on the board, Peter said that according to the Terms of Governance Ron could not be a board member and suggested the board could ask EastendHomes Board to make a variance to the Terms of Governance for Glamis, however Peter pointed out that this could result in those not paying service charges being able to make decisions affecting those who did pay.

2.4 Peter clarified the position in relation to enfranchised blocks - individuals were not charged service charges by EastendHomes and so had no individual relationship with them, the management company paid service charges to EastendHomes, those owners living in enfranchised blocks were therefore not eligible to be board members.

2.5 Ron Osborne queried why he had paid service charges to the council in the past but did not need to pay them to EastendHomes. Steven Inkpen explained that a leaseholder had queried service charges paid on some houses, when this had been investigated it had been determined that some freeholds had been sold with an obligation to pay service charges and some were not.

2.6 The EMB agreed to ask EastendHomes Board to make an exception to the Terms of Governance for Glamis EMB to allow freeholders not paying service charges to sit on the board.

**EMB**

2.7 The AGM had agreed that Ahad Miah and Maria Pennycuick should take the two available co-optee places.

2.8 Contact details of all EMB were requested so records could be updated.

**EMB**

**3. Notes of Meeting Held 2<sup>nd</sup> May 2012**

Agreed

**4. Action Points and Matters Arising**

4.1 3.5 – satellite dishes/aerials, Maria Pennycuick still had issues over the work, Steven Inkpen to pass on for action by the relevant department. John Wright asked if all satellite dishes were being removed, Steven Inkpen to check. Margaret Clark asked if she would be compensated for her digital aerial, Steven said he doubted it but would check.

**SI**

4.2 3.6 – financial training, Peter Griffiths outlined what this would provide to members, all board members to be invited, possibly to be held on

**All**

Wednesday 22<sup>nd</sup> August, to be confirmed.

- 4.3 5.1 – bills - John Wright said he had submitted a Stage 1 complaint about LBTH/EastendHomes and bills and was not satisfied with the response so he was taking it further. Ted Weedon said that if you only paid peanuts you got monkeys and EastendHomes had monkeys. John said his ideal situation would be for EastendHomes to take him to court, he was scandalised by the amount paid to the Director of Finance.

In relation to meters for hot water Steve Russell informed the meeting that Waterstones were reporting back on options later in the month and he would provide an update at the next meeting. Ron Osborne asked if the meters fitted to blocks by the GLC could be used, Steve said it was unlikely as technology had moved on.

SR

- 4.4 5.2 – boiler problems, Steve Russell said the software had been checked and the boiler was off 31<sup>st</sup> January to 20<sup>th</sup> February and there had been one weekend occurrence in March there had been no other reported incidences.

Ted Weedon said scaffolding was up at this flat but no work had been done, Steve Russell said he would check with housing about this.

Some residents reported some radiators were still warm, Steve said this had to do with a technical issue relating to loss of water from the system.

John Wright asked what had happened to assurances that the EMB would be involved in appointment of contractors working on the estate, Steven Inkpen pointed out that unfortunately there was significant period of time when the Glamis EMB were not formally working with EastendHomes and some contracts covered all EastendHomes estates.

Desmond Ellerbeck referred to a S20 notice and the legal language used, Steven Inkpen suggested a plain language explanation of some documents could be useful if people wanted it.

- 4.5 5.4 – hall – all windows were being changed in the next few weeks.

## 5. **Regeneration Sub-Group**

- 5.1 John Wright said the last meeting was not well attended, plans for the proposed new build were given out, he outlined objections raised and comments made and read out an email exchange he had had with EastendHomes.

- 5.2 Desmond Ellerbeck said he had looked into covenants relating to Glamis.

Ann Brooks raised concerns about the proposed 4 bedroom properties

- 5.3 being to near to Elf Row, Steven said they would have separate entrances and Elf Row would have secure access and a lift installed although there would be a shared access route.
- 5.4 The EMB discussed the proposals and objections to them, Desmond asked what the next step would be, Steven said that if EMB opposed the plans so vociferously they could take their objections to the Board.
- 5.5 A question was raised about the communal roof garden and what it would be used for; Steve Russell said that at this stage it was a suggestion and there could be other uses for the space or none.
- 5.6 Steven said that matters such as boundary treatment, play areas etc were being looked at and planners were against the 'stockading' of estates but looking at security issues was vital.

**6. Any Other Business**

- 6.1 Peter Griffiths said that the Olympic Games would affect EastendHomes operations but every effort had been made to ensure services would continue as usual however board meetings were being suspended for August due to difficulties anticipated with transport etc. The EMB agree to meet in August without EastendHomes officers present although if they could attend they would be welcome. The Regeneration sub-group meeting on 25<sup>th</sup> July to go ahead as usual.
- 6.2 Desmond Ellerbeck said a freeholders and leaseholders meeting would be held on third Wednesday of the month and details had been circulated.
- 6.3 Peter Griffiths said the Code of Conduct and Constitution had to be signed for all EMB members, new and existing and EMB also needed to agree which third would stand down at each AGM.

**EMB**

**7. Date of Next Meeting**

Wednesday 1<sup>st</sup> August 2012 at 7.00 pm

Minutes agreed

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

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