

EastendHomes
GLAMIS ESTATE MANAGEMENT BOARD
Notes of Meeting
Wednesday 5th December 2012 at 7.00 pm
Glamis Hall Cable Street

PRESENT

Estate Management Board

John Wright (Chair)
Desmond Ellerbeck (Vice Chair)
Ahad Miah
Ann Brooks
Maria Pennycuick
Salim Jobber
Margaret Clark
Kazi Md Gousmiah (part)
Joe Fagan
Mary Walsh

In Attendance

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

Observers

Anne Smith
Alexandra Ellish

ACTION

1. Apologies

Ron Osborne
Ted Weedon
Jan Anstey Hayes
Ali Ahmed
Daryl Stafford

2. Notes of Meeting Held 7th November 2012

Agreed.

3. Action Points and Matters Arising

3.1 3.1 contact details – Peter Griffiths had sent John Wright the list of members contact details.

3.2 3.3 finance training – completed

3.3 3.4 meters – Steve Russell reported the technical assessment had been completed and now the impact on other areas needed to be evaluated e.g. rent, home ownership, were being looked at as well as payment options such as key meters, meter readings, or remote metering. An analysis of additional infrastructure costs and heat loss across the estate and how it would all work. Maria Pennycuick asked why costs were not just based on usage, Steve explained there was

some heat loss across the estate and they were looking at how this would be charged if meters were introduced, there could possibly be a service charge spread across the estate.

EMB suggested that some tenants were not economical in their use of heat and hot water as they paid a fixed charge and some overcrowded properties housed still paid the same.

Steve said the availability of grants would be included in the report being prepared. Some technical amendments to the system would be required. John Wright asked why individual boilers were not being installed as had been done at St George's estate; Steven Inkpen said the Glamis system infrastructure and distribution system was in a much better condition than St Georges had been.

3.4 3.5 covenants – Steven Inkpen read out a letter he had prepared for EMB about the legal advice they had received. There was some discussion about whether any covenants still applied, Steven said EastendHomes advice had been that there did not appear to be any unusual or overriding covenants associated with the King David Lane site that would effect long term development.

3.5 3.9 Juniper Hall heating – Steven Inkpen confirmed that the cost of this was being borne by all those living on the estate, he had discussed the matter with home ownership and technical staff and it was considered reasonable that the heat was left on to maintain the fabric of the building and the block as a whole. Desmond Ellerbeck said that when the hall was empty the heat should have been turned down and he felt it unfair that residents had to pay for this oversight on the part of EastendHomes and the cost should be borne by everyone.

3.6 4.1 Gordon House lifts – a draft report was distributed to those who wanted it, Steve Russell said the report had been commissioned on the work required, the draft would go to technical services and their comments sent back to the consultants, S20 notices would go out at the appropriate time.

3.7 4.2 King David Lane site – planning application was submitted 29th November. John Wright had not heard back from the Lead Councillor for Housing. John said Paul Bloss had promised the estate they could choose the developer and EastendHomes were not sticking to this promise by using Telford Homes who were a profit making organisation. Joe Egan felt residents choosing the developer was 'democracy in action'; Steven Inkpen said the situation had changed, Telford Homes would now bring grant into the scheme and had an extremely good track record with EastendHomes on other estates Joe said he had seen what Telford Homes and EastendHomes had done to other estates and he felt a problem for the future was being created as areas were being destroyed by the developments. Margaret Clark said she had assumed EastendHomes would be doing the building not a partner.

John Wright said that as independent advisor to residents at the time of transfer Peter Griffiths did not advise residents EastendHomes would use Telfords, Peter explained that times had changed and other housing associations were also using development partners. Steven said that Telfords could obtain grant from the HCA that EastendHomes did not have access to, Telfords did make a profit and this was known. Desmond Ellerbeck said he recognised the need to build and use a partner who would make a profit, the only option was to have some development to pay for work to the estate, things had changed since EastendHomes had taken over and grant was more difficult to obtain. Steven explained that EEH would ultimately retain the freehold of properties built. Steven suggested that if residents wished to see how Telfords and EastendHomes had worked together on a finished scheme he would be happy to arrange a visit to the British Estate, or residents may just wish to go and have a look. Some regarded the British Street scheme as an example of best practice.

4. Regeneration Update

- 4.1 Steve Russell apologised for not attending the last regeneration sub group meeting which Tim Ravenscroft had been to. There had been some questions about the car park at King David Lane, Steve had some drawings showing it would be on the lower ground floor level, email copies to be sent to EMB members.
- 4.2 The planning application had been submitted on 29th November and was now being processed by the council, it included 2 x 2 bed flats at Juniper Hall. There would be minimal changes to the outside of the building.
- 4.3 Desmond Ellerbeck felt the proposed roof terrace should be scrapped and was surprised at the amount of disabled parking. Steve Russell said the roof terrace was considered a necessary part of the scheme and met planning requirements. As part of the statutory consultation residents could comment on the planning application and planners would then formally report on the consultation process to EastendHomes. There was concern about ASB misuse of the roof terrace, however, access would only be for residents of the taller block. There would be four disabled parking bays and four wheelchair accessible properties, the number of bays provided were in accordance with planning guidelines although generally it would be a car free scheme with no street parking permits for residents.
- 4.4 EEH would receive the land value from Telfords who would then return the freehold back once development was complete. There would also be an 'overage' agreement in place with Telford Homes ensuring EastendHomes would benefit if sales proceeds' exceeded agreed levels. Before EastendHomes sold any land a professional valuation is undertaken and consent required from the HCA (Homes and communities Agency). All land value generated in this way would be 'ring fenced' for investment on the Glamis Estate.

SR

4.5 Desmond suggested that if there was an issue with noise the balconies could be reversed to face into the estate – for discussion at a later date.

4.6 Steve Russell said he had been and would continue to try to contact the council and invite them to the next regeneration sub group to talk about the proposed street scheme at King David Lane.

SR

John Wright said there had been a petition to use the ground floor of Gordon House for a cultural centre, the EMB would like it looked at for social housing or possibly and estate office.

5. Any Other Business

Peter Griffiths distributed community chest report, agreed to use monies left toward estate Christmas party.

6. Next Meeting

To be held with the GRA on:-

Wednesday 9th January 2012 at 7.00 pm

Minutes agreed

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

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