

EastendHomes
GLAMIS ESTATE MANAGEMENT BOARD
Notes of Meeting
Wednesday 1st May 2013 at 6.45 pm
Glamis Hall Cable Street

PRESENT

Estate Management Board

Desmond Ellerbeck
Ahad Miah (part)
Salim Jobber
Margaret Clark
Ron Osborne
Daryl Stafford
Jan Anstey Hayes
Ann Brooks
Mary Walsh

In Attendance

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

Observers

John Wright
2 others

ACTION

1. Election of Chair

1.1 Desmond Ellerbeck reminded everyone that the meeting started at 6.45 pm.

1.2 *Election of Chair*

Desmond Ellerbeck explained that this had been raised at the last meeting and it had been agreed to leave it a month, nominations for chair were invited, Desmond was the only person willing to stand, EMB voted him chair unanimously. John Wright said he wanted Desmond to be chair but felt it put him in conflict with EastendHomes rules, Peter Griffiths explained the rules had changed in 2010 to enable co-optees to have a vote and he believed Desmond could be on EMB and elected chair under these rules but agreed to seek clarification of the rules on this.

PG

1.3 Daryl Stafford was elected as vice chair – 6 for, 1 abstention.

1.4 St George's Day party

Desmond announced that the St George's Day party had been very successful with £510 being raised for the adventure playground, this had been matched by Aviva so £1,020 in total. A non-resident with a history on the estate had bought tickets but he was given his money back and refused entry, he had subsequently made a complaint. Desmond asked EMB if they felt this had been the right thing to do, members were generally in agreement with this action.

An incident had occurred at the party when a resident of Gordon House was very rude to bar staff and aggressive and physical with others, he refused to leave when asked to do so and Desmond had called the police, the resident then left and the police were stood down. Desmond asked whether EMB felt this resident should be banned from parties in the hall; after some discussion EMB agreed unanimously to ban the resident for 18 months, subject to discussion and ratification by GRA. Peter Griffiths pointed out that the resident had the right to attend meeting such as EMB. Desmond to write to resident as chair of GRA and EMB.

DE

- 1.5 Desmond said a number of residents including EMB members had taken tickets for the party, but not turned up, others had been turned away when they could have gone due to no-shows. Desmond thought members should set a better example and only take to tickets if they were definitely going as not turning up meant that catering etc could be wasted. Ann Brooks suggested charging for tickets then reimbursing the money when the person turned up, Desmond felt this was too complicated to run with resources available.

1.6 Minutes

Desmond Ellerbeck and Daryl Stafford had not received minutes - to be sent to both their home and work email addresses.

SI

2. **Apologies**

Maria Pennycuick
Ted Weedon

3. **Notes of Meeting Held 3rd April 2013**

4.11 change sais to 'said'.

Notes agreed with above amendment.

4. **Action Points and Matters Arising**

- 4.1 2.1 Governance – Desmond Ellerbeck had contacted Martin Young and received an email saying there was “no problem with Glamis management Board making a single nomination to the main Board subject to interview”. Jan Anstey Hayes said there was still a contradiction as there were two ways of electing resident representatives Steven Inkpen offered the clarification that where there was an EMB it was expected that they would nominate to the Board, if there was no EMB election would be from the estate as a whole. John Wright asked why EastendHomes offered other forms of nomination to that in the EMB constitution; Peter Griffiths explained the only other form of nomination was for estates where there was no EMB. Jan said there was a third Board member from Mile end estates and asked how they were selected or elected, Steven to confirm.

SI

- 4.2 3.1 Out of hours service – John Wright said he felt EastendHomes had been given enough ammunition to end the contract with Breyers.

Steven said it was not his area of expertise but housing management were aware of the issues and problems with Breyers service, Desmond to raise at Board meeting in June. Steven to ask John Henderson to contact Desmond about possible 'mystery shopping'.

SI

4.3 4.7 Shephard Epstein Hunter – Steve Russell said there were two areas of work, King David Lane where SEH had completed plans so would be in a good position to continue depending on planning consent and competitiveness. In regard to Phase 3 Glamis this depended on what work would be carried out and whether it needed architectural input. The fee bids from architects mentioned previously were not for Phase 3 they were for feasibility work on infills on Glamis and elsewhere.

4.4 4.11 Stair glazing – Steve Russell said repairing broken glazing and cleaning was estimated at £14K, they were also looking for quotes to change the glazing and repair the fenestration to the 15 low level blocks, Desmond Ellerbeck suggested including Roslin House in this work, Steven Inkpen said that could be considered. John Wright asked what had happened to SEH plans for new designs of stairwells, Steve said that was intended for Phase 3, the windows had been brought forward and other works that were part of Phase 3 at EMB request. EMB to discuss works and inclusion of Roslin House when costs known.

4.5 4.15 King David Lane – Ron Osborne asked whether there was any update on possible compensation for residents living near the site, Steven Inkpen said there were none at this stage and it should be part of the construction management plan to ensure works are carried out appropriately

4.6 5.1 Community chest - £500 had been spent. Desmond Ellerbeck suggested donating the ping pong table to the adventure playground – agreed, 7 for 2 abstentions.

5 Board Attendance

Peter Griffiths introduced this item, he circulated a report he had prepared on attendance of EMB members, non-attendance and apologies. Peter suggested 3 people should be written to due to non attendance at five meetings and their membership terminated. A further two people would be told their membership would be terminated if they did not attend the next meetings – this was agreed. Peter to check whether Ali Ahmed and Mohammed Ali Ahmed are the same person.

PG

6 Regeneration Update

6.1 Steve Russell said abseilers would be present on Gordon House for the following four days, they were looking at the suitability of the block for cladding and would then also look for structural defects across the estate, and they would also look at Glamis retaining wall.

6.2 The council had said they were aiming for May 15th committee for the planning application for King David Lane to be considered but this had

not been confirmed.

6.3 The next regeneration sub-group meeting would be on 15th May as this had now changed to the third Wednesday in the month.

6.4 A request had been made from residents for a door entry system to be installed to the courtyard between the hall and Sure start, surveyors were looking into this, and consultation would be required for it to go ahead. Desmond Ellerbeck said he was not sure of the logistics of doing this. John Wright said it was worrying that EastendHomes took this request seriously when requests from the EMB had been ignored; he asked about fire regulations and was told these would be taken into account by the feasibility study. Steven Inkpen said they were just looking at the feasibility of this work and the deciding factor would be whether it was prioritised by EMB and the availability of funding; John asked if it would go ahead if EMB were not in favour, Steven said this was highly unlikely.

6.5 Steve distributed a draft timeline for works on Glamis and took members through it. Desmond said it was a good start but he was hoping for a chart, Steven Inkpen said gant charts had been used in the past but were not well received by some members of EMB but they could do a high level chart for members.

SR

6.6 Jan Anstey Hayes raised the issue of leaseholder liability for major works charges Steven said it would depend on the obligations of the leaseholder as laid out in their lease, Desmond said works would improve the look of the estate and should lead to some increase in property values. Steven said there was a perennial problem with liability, if some people were not liable the bill would be split between less people so they had to pay more.

6.7 John Wright asked whether the King David Lane properties would be part of Glamis estate if the development went ahead; Steven said that would depend on the terms of the lease and the rights and access rights of leaseholders. John asked why the properties would be managed by an agent, Steven said that was partly due to the prejudices of the market, the marketing strategy was that the residents could manage the block themselves however there was a good argument for EastendHomes to manage the block. Ron Osborne asked who would own the King David Lane site land, Steven explained that on the sale of the final unit EastendHomes could take back the freehold and could therefore access the market defined ground rents to use for the benefit of the estate. An observer said EastendHomes were not giving tenants the option to be shareholders therefore they were falling behind others.

7. EastendHomes Memorandum and Articles of Association

7.1 Steven Inkpen said that in January EastendHomes Board had considered changes to the Memorandum and Articles of Association and agreed for them to go through subject to consultation with

residents. He had copies of the current and proposed M & A for anyone who wanted them and they were also available on EastendHomes website. Steven distributed notes outlining the main changes under a number of headings, he went through these and explained the changes, and the views of residents would be taken back to the Board. Desmond Ellerbeck said his understanding was that the changes were mainly to simplify the language used rather than changing the meaning on much of it.

7.2 John Wright said they were writing off the promises made to the estate and going the same way as other RSLs, it was not how EastendHomes had said it would be so they were told a “pack of lies”.

7.3 Jan Anstey Hayes said the council would be a member of EastendHomes as well as anyone else on the Board. The council had set up EastendHomes with millions of pounds, decisions about the type of organisation it would be were taken by the council and the cabinet agreed EastendHomes structure and company membership. Jan felt the community gateway model and community trusts were now being removed from the M & A, originally residents could take over the running and ownership of estates, the new M & A were changing the nature of the organisation from general membership to a Board. They were also altering the legal structure and main purpose of EastendHomes so were changing what it had been set up to do. Jan said the council had set up EastendHomes and if there were major changes to it she felt the council should be involved. Margaret Clark said she had objected to setting up EastendHomes as a trust as she had not liked the structure. Jan said the crucial point was the amount of say residents had as she thought the changes would lead to a Board lead organisation. Steven said the objectives of the organisation remained the same and there was no mention of gateway in the existing document, he was not sure that it existed in the form Jan thought; it had always been anticipated that if residents wanted to set up their own housing association the Board was unlikely to object..

7.4 Consultation on the M & A would continue until 31st May, individuals could submit their own comments and queries.

8. Any Other Business

John Wright said volunteers and himself would be doing a lunch on Gordon House green on 2nd June as part of a wider initiative, he asked for a contribution of £500 from the community chest – agreed unanimously.

9. Next Meeting

Wednesday 5th June 6.45 pm

Minutes agreed

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

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