



**EastendHomes**  
**GLAMIS ESTATE MANAGEMENT BOARD**  
**Notes of Meeting**  
**Wednesday 4<sup>th</sup> December 2013 at 6.45 pm**  
**Glamis Hall Cable Street**

**PRESENT**

***Estate Management Board***

Margaret Clark  
Daryl Stafford  
Ann Brooks  
Kazi M. Gous-Miah  
Salim Jobber  
Desmond Ellerbeck  
Mary Walsh  
Julie Troy  
Teresa Capon  
Iris Berry  
Ines Douse  
Russell Berry  
Susan Fraser

***In Attendance***

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

***Observers***

Maria Pennycuick  
Ahad Miah  
M. Ayers  
Linda Carney  
R. Kent  
John Wright

**ACTION**

**1. Apologies**

Ted Weedon  
Ron Osborne  
Mr Rahman  
Steve Russell  
Denise Denman

Daryl Stafford chaired the meeting.

**2. EMB Election update**

2.1 Peter Griffiths said that elections were to be held for Gordon House constituency but due to withdrawals of some applicants they were not necessary and all 18 places on EMB were now filled. Peter read out the names of all EMB members.

2.2 Daryl Stafford asked for suggestions for the two co-opted places

available on the board, Desmond Ellerbeck was proposed and seconded. John Wright opposed the suggestion as he Desmond was not a Glamis resident, Russell Berry said the constitution was vague on this, Peter Griffiths confirmed that co-optees could live outside Glamis if EMB wanted them on the board. Desmond Ellerbeck was voted onto the EMB as a co-opted member – 9 for, 0 against.

2.3 Ron Osborne was proposed and seconded as a co-optee; Ahad Miah was nominated but not seconded; Maria Pennycuick was nominated but did not want to stand. Ron Osborne was elected a co-opted member of EMB – 11 for, 1 abstention.

2.4 Chair – Daryl Stafford was proposed and seconded, there being no other candidates Daryl Stafford was agreed as chair.

2.5 Vice-chair – Desmond Ellerbeck was proposed and seconded, Russell Berry said his view was that as a co-opted member of EMB Desmond could not be an officer; Steven Inkpen said the view of eastendHomes was that EMB could have an officer who was a co-optee. Peter Griffiths informed the meeting that on other estates with large boards they often had two vice chairs; EMB thought this was a good idea. Russell Berry was proposed and seconded; there being no other nominees Russell Berry and Desmond Ellerbeck were agreed as vice chairs.

2.6 Treasurer – agreed to extend invitation to Ted Weedon to be treasurer for a further year.

TW

### 3. Notes of last meeting

3.1 5.2 – should read Daryl Stafford.

3.2 Notes of meeting held 6<sup>th</sup> November 2013 agreed with the above amendment.

3.3 Desmond Ellerbeck asked for recent meeting minutes to be posted on eastendHomes website.

SI

### 4. Matters arising from last meeting

4.1 5.4 – M & A – Steven Inkpen said this was discussed at eastendHomes Board. Consultation on proposed changes took place in the summer and there had been very little response from residents and no objections from HCA or eastendHomes funders. Since then HCA had made some criticism of some RSLs in the area, their main concern being that Boards were too large and lacking in some areas of expertise. EastendHomes Board had agreed to 6-12 months of thorough and wide ranging consultation on changes to Board membership. Desmond Ellerbeck said that if Board membership was reduced it might not include a representative from Glamis. Steven said the consultation would start early next year. John Wright said he thought Paul Bloss was going to speak to EMB about the M & A. Russell Berry thought the estate could not have an effective voice

unless it had representation on eastendHomes Board, he felt some people had been on the Board too long and asked how long Martin Young had been on the Board, Steven Inkpen said since 2005/6, Russell said it was time he left and referred to eastendHomes as being a private company. Peter Griffiths said there would not be resident vote on changes to M & A but there would be thorough consultation and discussion by eastendHomes Board.

5.6 – M & A – covered already.

4.2 5.7 – Desmond Ellerbeck had attended eastendHomes Board meeting when M & A were discussed and said the changes HCA wanted applied to all RSLs and the council could block changes.

4.3

6.6 – Glamis Road scaffolding – action to be checked.

4.4 7.1 – elections – covered already.

4.5 7.5 – elections – completed.

4.6 8.4 – month of AGM – defer.

4.7

## 5. **Regeneration sub-group update**

5.1 Steven Inkpen explained Steve Russell was unable to attend and circulated the update report produced for the last regeneration sub group.

5.2 King David Lane scheme was summarised in the report, start on site was due early January and the builders were to be asked to attend the next regeneration sub group meeting.

5.3 Roslin House roof was on site, Mary Walsh said she had not seen any workers on the scaffold at her end and there was a problem with pigeons, Steven said there was no additional cost if scaffold was left up longer than originally planned and he would ask Steve Russell to contact Mary.

5.4 Work to Glamis retaining wall was due to start in January; the brick to be used had been agreed.

5.5 Environmental works being costed.

5.6 Russell Berry said that large lorries would be going past the retaining wall and this would exacerbate the state of it and therefore Telford should contribute toward the cost; Steven said the construction management plan had not yet been discussed but it was possible they might use another route; any damage caused would however have to be made good.

SI

SR

SI/SR

- 5.7 Maria Pennycuick asked when an agreement would be made on parking bay suspension for retaining wall works, Steven said those renting affected spaces would be contacted with options for alternatives.
- 5.8 Telfords (developers of King David Lane) to be asked to come to January meeting. Desmond Ellerbeck suggested combining EMB with regeneration sub group in January. **SR**
- 5.9 Desmond Ellerbeck asked whether the cost of the retaining wall would be split across all properties including the 37 new properties that were being built; Steven said this would be impossible as statutory consultation before works would not be able to be done. Desmond then asked if some of the cross subsidy from the new properties could be spent on the wall; Steven said that any reduction in the subsidy amount meant less to spend on the estate overall. John Wright said the council cabinet was looking into whether any S106 money could be used for the retaining wall.
- 5.10 Desmond said there was a dead area at Juniper hall where another property could be built; Steve Russell to look into this. **SR**
- 5.11 Desmond said there was a need to find out what was rechargeable in relation to Gordon House works. John Wright said he had not heard about a new roof at Gordon House until now and wondered if the cost of that was going to be used to pay for the cladding. Steven said, that in general terms, if works were an improvement EastendHomes did not charge leaseholders but it should be noted this means these works have to be funded by tenant's rents and the borrowing capacity this income stream generates. Existing case law appears to suggest all works undertaken are potentially rechargeable ,but if eastendHomes had said originally that they would not charge then they would not charge. Works to the roof were being considered as it could be cheaper in the long run to do this while scaffolding was up rather than have to scaffold again in a few years time.
- 5.12 Russell Berry said there was a difference between regeneration and maintenance, if flagstones were unable to be repaired and therefore had to be changed this would be maintenance not regeneration; Steven said if paving was dangerous it would be a repair and maintenance issue.
- 5.13 Maria Pennycuick said it seemed many things that should be repairs were being called regeneration, whether Gordon House was having cladding or not kept changing, she wondered where the money to pay for it was coming from. Steven said they had promised not to charge for cladding at Gordon House and he could arrange visits to other blocks which had been clad for residents to see. **SI**

**6. Any other business**

6.1 Iris Berry said residents had not been informed of asbestos in Roslin House, Mary Walsh said they had thought there might be some but none had been found.

6.2 Iris said her balcony was blocked by a neighbours scaffold; Steven to arrange for this to be looked into. **SI**

6.3 Maria Pennycuick asked how many meetings new board members could miss before being removed; Peter Griffiths said if they missed three consecutive meetings without sending apologies the removal process would be put into action, he was keeping a register of attendance. and would keep the board informed. **PG**

6.4 John Wright asked about electing a Board member for Glamis, Russell Berry was proposed and seconded and elected unanimously, Steven pointed out he would have to go through the selection process before joining the Board.

6.5 Peter Griffiths said there was £1,290 left in the community chest until the end of March; Desmond Ellerbeck said there was a Christmas party coming up, some of the money could be spent on this and children's party but people would need to volunteer to run the children's party. There was some debate about whether children should be included in the main party, Desmond said tickets had already been sold on the basis it was over 21s only so it would not be possible to change this at this stage. Agreed £700 for Christmas party and £500 for a child friendly activity next year.

6.6 Peter Griffiths distributed copies of the code of conduct to all board members for them to read, sign and return to next meeting. **All EMB**

**7. Next Meeting**

Wednesday 15<sup>th</sup> January 2014 6.45 pm

Minutes agreed

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

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