

EastendHomes
GLAMIS ESTATE MANAGEMENT BOARD
Notes of Meeting
Wednesday 5th June 2013 at 6.45 pm
Glamis Hall Cable Street

PRESENT

Estate Management Board

Desmond Ellerbeck
Ahad Miah (part)
Margaret Clark
Ron Osborne
Daryl Stafford
Jan Anstey Hayes
Ann Brooks
Joe Fagan
Kazi M Gous-Miah
Maria Pennycuick

In Attendance

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

Observers

John Wright
1 other

ACTION

1. Apologies

Ted Weedon
Mary Walsh

2. Notes of Meeting Held 1st May 2013

2.1 Ron Osborne said he had not received a copy of these minutes in the post.

2.2 6.4 – Add “Desmond Ellerbeck and others had asked in the past for entry fob system to be installed to the exit door at Elf Row green and no action had been taken to do this”. There was some discussion around this issue and Steve Russell gave some costs received from Philip Pank. Desmond said he was surprised at the prices given as they were different from figures previously given, he said a secure door was in place but as an exit only door with no door entry system and it was sometimes propped open, about 30 households used the door. Steve Russell said he had asked for the quotation to be revisited for an exit only door, Ron Osborne asked if the door could easily be changed, Steve said there had been a change to using ‘magnalocks’ which were more tamper proof, he believed the door could be adapted and outlined the main works that would be required. EMB asked for an action point on this.

SR

2.3 7.1 Jan Anstey Hayes asked for the notes to be changed to read:-
....."the views of residents would be taken back to the Board and the council must be consulted".

2.4 7.3 Jan Anstey Hayes asked for the following change to be made so the notes read:-
"Jan Anstey Hayes said she disagreed with Desmond Ellerbeck's view that changes were mainly to simplify the language and said the council would be a member....."

Add at end of 7.3 "Jan Anstey Hayes asked why EastendHomes was closing its membership to residents."

Notes of meeting held 1st May 2013 were agreed with the above changes.

3. Action Points and Matters Arising not Covered in the Agenda

3.1.1 1.2 – election of Chair – Peter Griffiths said he could see nothing in the most recent EMB constitution that would not allow co-optees to chair EMB, co-optees lasted from one AGM to the next and the EMB needed to set one, he would sort out some dates. Jan Anstey Hayes clarified that the policy on this had changed in 2012, not 2010 as previously reported.

PG

3.1.2 John Wright said the EastendHomes constitution required Board members to be leaseholders or assured tenants; Desmond Ellerbeck said he understood this was the position when people were first selected to the Board but a change in circumstances to being a co-optee was not a reason to stand down from the Board or a reason to be removed. Jan Anstey Hayes said that candidates were interviewed for the Board and part of that process should be eligibility of the candidate. Peter Griffiths said that at the time of his selection to the Board Desmond was eligible to be a member; Desmond confirmed that EastendHomes were fully aware of his situation. Margaret Clark asked for the issue to be clarified, Peter said the question had been asked and answered and this would be in the minutes so he felt no further clarification was required, Steven Inkpen agreed with this.

3.2 1.4 – St Georges Day party – Desmond Ellerbeck said he had not done this yet as he felt a letter could be antagonistic, Daryl Stafford and Ron Osborne said the situation needed to be formalised and a letter sent if the person was to be banned; Desmond to draft a letter and run it passed EastendHomes and GRA.

DE

3.3 4.1 – Governance – Steven Inkpen reported that Mile End estates had three members on the Board, the number of Board members an estate could have was proportional to the number of properties on that estate, the members had been selected by secret ballot on the decision of the EMB. Jan Anstey Hayes said one person selected to the Board has a "dubious" position on Mile End EMB; Desmond said this was not an

issue for Glamis EMB. John Wright said it was important as EMB had been “coerced” into accepting a generic constitution so all EMBs should operate in the same way, he said a candidate from Mile End had been “blocked by Paul Bloss”. Steven said EMB had not been coerced into accepting the constitution and no-one had been blocked by Paul Bloss. Jan said there was still a contradiction between the Board and EMB constitutions, in July 2010 the Board had agreed a position on the basis outlined in option 4 of a paper which agreed to allow all local board members to be nominated or nominate themselves for Board membership; Steven said where an EMB exists one person is nominated to go for interview for Board membership, if there is no EMB the selection is from all eligible residents. Jan asked if the local board constitution would be revised along with the M & A, Steven said it probably would. Desmond asked if all three Mile End candidates had been interviewed, Peter confirmed they had. Jan asked Desmond to take to the board that the 2010 policy needed to be reviewed.

DE

3.4 4.2 – out of hours service – Steven Inkpen gave an update on this – the Service Review Committee had recommended that a new out of hours service provider be brought in and expressions of interest were being sought, Breyers had been given notice. John Wright raised an incidence of poor service from Breyers on 25th May. Steven said the SRC would be involved in the appointment of the contractor and residents were members of this committee. Steven agreed to look into Ahad Miahs membership of SRC as Ahad thought he was no longer a member. Peter Griffiths said SRC were always looking for new members and he would confirm when meetings were held and the present membership, Desmond expressed an interest in being a member of SRC. John Wright said there was no feedback from forums and panels run by EastendHomes, Steven said SRC work was referred to in newsletters and he could invite the chair to EMB to talk about the work of the committee, this was agreed to. Maria Pennycuick said contractors were being appointed with no resident consultation such as the TV aerial contractor. Steve Russell said strict financial regulations applied and the process used depended on the size of the contract and scope of work, he pointed out that Ted Weedon had sat on a selection panel for a contractor on behalf of EMB, he added that in some cases procedures laid down by the EU had to be followed. Steven said leaseholders had to be formally consulted through the S20 process and had the right to nominate their own choice of contractor. Maria said she felt there was selective consultation.

PG

DE/SI

3.5 4.4 – stair glazing – to be covered under regeneration update.

3.6 5 – Board attendance – Peter Griffiths said letters had been sent as agreed; he would bring a list of current members and their attendance to the next meeting.

PG

3.7 6.5 – timeline – to be covered under regeneration update.

4. Regeneration Update

4.1 Steve Russell distributed an update report and went through it. Some of the points he raised were:

4.2 The planning application for King David Lane and Juniper Street had been approved and the S106 was being formalised, Desmond asked if some of the S106 money could go to the adventure playground, Steven Inkpen said the council would decide but he was happy to ask them.

SI

4.3 Roslin House roof work would commence at the end of July, contractor was Hawksmoor Construction. Margaret Clark had a query about leaseholder charge cap and was advised to speak to home ownership team.

4.4 Glamis retaining wall – S20 notices would not now be going out, core works would be done now with options and landscaping done with Phase 3 if required. This to be discussed further at the next regeneration sub-group. Concern was expressed that options the sub-group had asked to be looked at had not been reported on, Steve Russell said structural engineers view was that action was required sooner rather than later and banking up was not a viable option. In response to EMB concerns Steven Inkpen said he would look at possibility of a second opinion but there was a cost involved in this. John Wright raised concern at the delays in dealing with the wall. Steven confirmed they would be going out to tender on the existing basis.

4.5 Gordon and Roslin lifts costs were being finalised, S20s would go out soon. A lift was reported as having been out of order over the weekend when it had been overloaded with furniture by a resident.

4.6 Phase 3 – Steve said he would bring costs and drawings to the next regeneration sub group to discuss estate wide environmental works and he would email Joe Fagan a copy of the information distributed at previous meeting.

4.7 Surveys of low rise blocks were being carried out; once reports were received they would be discussed with residents to ensure nothing has been missed.

4.8 John Wright raised rat runs, Steve said this had been discussed with engineers and would be included in their report which would be taken to regeneration sub group when available.

4.9 There was a discussion around use of Tarbert Walk by motorbikes and the idea of fencing off the estate as a gated community with a number of views expressed, agreed to discuss further at a later date. Peter Griffiths will take the issue of motorbikes to housing for action.

PG

4.10 Architects have been appointed to look at the bottom of Gordon House; they will look at the feasibility of residential use and other options if not

suitable, Desmond Ellerbeck suggested a housing office.

4.11 Steve distributed a revised timeline in high level form showing stages of future work, to be developed further. **SR**

4.12 John Wright asked about the proposed location of the site office as he did not want Gordon House green used, Steve Russell said part of the process of planning works would be looking at the compound location.

4.13 Jan Anstey Hayes asked if there would be interim bills or at the end of the process, Steve Russell said he was not an expert on the matter but bills usually went out after the final account had been agreed but they were looking at the possibility of interim bills. Desmond Ellerbeck said a sinking fund had been discussed by the leaseholders forum but voted against.

4.14 Communal heating to be turned off Monday 10th June.

5. Any Other Business

5.1 Joe Fagan said residents of Redcastle Close were concerned that it would be cut through for workers on King David Lane; Steven Inkpen said it would be included in the construction management plan that this walkway should not be used. Desmond Ellerbeck suggested asking the Redcastle Close management company to block off the walkway. Ron Osborne said gangs had been hanging about and he felt EastendHomes should be finding security gates. Margaret Clark said they had looked at closing it off before but it was a public right of way, this was disputed by some members. Jan Anstey Hayes asked about an agreement for a bridge to the Highway from Redcastle Close – Steven to check. Steven said the construction management plan was crucial and that at the moment EastendHomes had no obligation to do any works but they needed to look at the impact on Redcastle Close and elsewhere. **SI**

5.2 John Wright reported that only £150 had been used from the community chest for the lunch on 2nd June.

5.3 Jan Anstey Hayes referred to the M & A consultation and said it was until 31st May but she felt this was not long enough to fully consider the changes and she thought the deadline should be extended. Peter Griffiths reported that Holland estate had asked EastendHomes to extend the deadline to the end of August. EMB unanimously agreed that Glamis formally request that the consultation be extended to the end of August. Jan suggested more explanation was required and a cross estate governance working group should be set up which would also involve councillors. Desmond asked Jan to submit her points of concern for him to take to the Board. Desmond to take to the Board the request for an extension of the consultation deadline and the proposal for a series of cross estate governance workshops. **JAH**
DE

5.4 Recent EMB minutes are not on EastendHomes website. **SI**

6. Next Meeting

Wednesday 3rd July 6.45 pm



Minutes agreed

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

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