

EastendHomes
GLAMIS ESTATE MANAGEMENT BOARD
Notes of Meeting
Wednesday 6th March 2013 at 7.00 pm
Glamis Hall Cable Street

PRESENT

Estate Management Board

John Wright (Chair)
Desmond Ellerbeck (Vice Chair)
Ahad Miah
Maria Pennycuick
Salim Jobber
Margaret Clark
Kazi Md Gousmiah
Mary Walsh
Ron Osborne
Ted Weedon
Daryl Stafford
Jan Anstey Hayes

In Attendance

Steve Russell – EastendHomes
Peter Griffiths – EastendHomes
Steven Inkpen – EastendHomes
Julia Ingall - Minutes
Martin Young – Chair of EastendHomes (for part of the meeting)

Observers

Mandy Ginsberg
Mashuk Alom
Mansur Ahmed

ACTION

A. Start of Meeting

A.1 John Wright welcomed everyone and introduced Martin Young, Chair of the EastendHomes Board, who had been invited to the meeting to discuss the election of the Board resident member for Glamis estate; the members agreed to bring forward a discussion on governance.

A.2 John raised the matter of an email that had been sent to a number of people by a board member with comments on minutes of the previous meeting and said that any comments or corrections to minutes are made at the meeting, he felt that by trying to do this by sending emails wasn't the right way to proceed.

B. Governance

B.1 John Wright introduced this item, he explained that EastendHomes said that the resident representative to the main Board should be elected from nominees from the estate, who were then interviewed in private and selection made from amongst the interviewees – Glamis EMB objected to this procedure as it could result in someone being selected for the main Board who had not been to meetings or knew much about the estate. John felt the system before had worked well

and the representatives from EMB who sat on EastendHomes Board had done a good job.

B.2 Martin said these issues were important but some big changes were coming in that would affect many residents with the new 'bedroom tax' and welfare reforms and he suggested members might want to discuss these as well...

B.3 Martin said he did not think anything had gone wrong with the present set up for selecting a representative to the EastendHomes Board; John explained the EMB was concerned that anyone from the estate could put themselves forward for the estate representatives position on the EastendHomes Board and be interviewed with no input from the EMB, they wanted this changed so the procedure set out in the EMB constitution was the one that was used. Martin explained that interviews were held to ensure the person nominated 'got' what was required of them. Jan Anstey Hayes said there was a contradiction between the EastendHomes Board agreement and the EMB constitution which said EMB should vote for the representative they wanted to nominate to EastendHomes Board from amongst EMB members and that subject to satisfactory interview they would go on the Board.

B.4 Martin said EastendHomes were in the process of refreshing their Memorandum and Articles and this could be an opportunity to deal with this issue. EastendHomes Board would need to be assured that members of EMB were 'representative' of the estate if nominees were to come from EMB members only.

B.5 Peter Griffiths said that in 2011 a policy had been brought in to rationalise arrangements for nominating to the EastendHomes Board to include estates such as St Georges that had TRAs not EMB's. TRAs were outside the EastendHomes formal governance structure but the EMB constitution said EMBs could nominate Board representatives, EastendHomes needed to align these issues. Ted Weedon said they might need different procedures for estates with different structures. Jan said a clearer understanding of the interview criteria was wanted and suggested including a resident on the panel.

B.6 Martin said he would take the matter away and EastendHomes would try to resolve it, he would come back to the EMB if they were unable to do so.

C Other questions to Martin Young

C.1 Jan Anstey Hayes asked about EastendHomes membership; Martin said that as a company limited by guarantee EastendHomes had members but they were not in the position to have every tenant and leaseholder at meetings and electing etc. Desmond Ellerbeck suggested a larger AGM with more representatives from estates attending; Martin said this was an interesting idea and that it would be good to get all EMBs together but this would need to be paid for and

organised. John Wright asked about the appearance it gave of EastendHomes with residents not being allowed to attend the AGM; Martin said they would see what they could do but that they did not have capacity in the way some other RSL's did. Jan asked if the idea of the next AGM was to adopt new Memorandum and Articles with more residents involved; Martin said they could consider this.

A vote of thanks for meeting EMB was given to Martin.

1. Apologies

Mohammed Ali Ahmed
Joe Fagan
Ann Brooks

2. Notes of Meeting Held 6th February 2013

- 2.1 Peter Griffiths took the notes of the meeting which were not intended to be minutes but rather a note of discussions that took place.
- 2.2 Maria Pennycuik to be included in attendees.
- 2.3 2.1.3 - change to read "Item 4b it was said..."
Final paragraph to read "...John said this part of the meeting was dealing with accuracy..."
- 2.4 2.1.6 – change to read “.Jan said that reference to the S20 notice needed to say that the notice was for entering into a long term agreement regarding lift maintenance. ..”
- 2.5 4.1 – change to read.”...SR provided the group with copies of spreadsheets detailing costs of possible works, which had been compiled by Philip Pank in 2009, on the basis of work carried out by SEH to develop proposals in consultation with residents.....”.
- 2.6 4.11 – change to read “ EDA were to report.. “.
- 2.7 4.12 – change to read “Gordon House pramsheds..”.
- 2.8 4.14 – change to read “...not compatible with the leaseholder offer document....”.

Notes were agreed with the above amendments.

3. Action Points and Matters Arising

- 3.1 2.1.2 – actioned
- 3.2 2.1.4 – 2.1.6, 2.2.1 - not action points
- 3.3 2.2.2 – Juniper Hall heating – had been discussed at Senior Management Team and each leaseholder on that heating run would receive a refund of approximately £45.

3.4 2.2.5 – Out of hours service – Steven Inkpen said he had spoken to John Henderson, Director of Housing, and EastendHomes were appraising the options; they were in a contractual relationship with Breyers and the situation would be discussed by the Service Review Panel. As a matter of course staff from EastendHomes contacted all residents who had a ‘call out’ to assess their satisfaction with the service and monitor it.

Maria Pennycuick said it appeared that the contract had been broken by Breyers and they should be kicked off; Steven said it was important they did not do anything that exposed EastendHomes and residents to a financial burden and they also needed to ensure cover was in place if the contract was terminated. Desmond Ellerbeck said it was difficult to terminate a contract, they needed to look at and monitor response from Breyers and how jobs were resolved, he suggested a possible mail shot to residents about the service, John Wright disagreed with this as he thought there was too much information going through peoples doors. Ahad Miah said he also thought Breyers should be kicked out.

Steven said this matter was viewed extremely seriously by housing management. Daryl Stafford asked how long was left on the contract, Steven to find out.

John Wright suggested inviting Breyers to GRA, the meeting felt this would not be constructive.

To be discussed further by GRA.

SI

GRA

3.5 4.3 – not action point

3.6 4.8 – S20 notices – Notices for Roslin and Gordon House lifts would go out after S20 notices for Gordon House retaining wall.

3.7 4.9 – not action point

3.8 4.11 – for regeneration agenda

3.9 4.12 – Gordon House pramsheds – no change, architects not yet appointed as not prioritised yet, will need to be packaged for economies of scale, Steven Inkpen proposing taking forward for residential usage but this could change.

3.10 4.13 – 5.3 – not action points.

4. **Regeneration Update**

4.1 Regeneration sub-group meetings were now being minuted to put them on a more formal footing. Draft minutes to be available when possible for EMB.

4.2 Copies of regeneration update report were available for anyone who

was not at the regeneration sub-group meeting.

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| 4.3 | Any items for regeneration agenda to be sent to Steve Russell. | All |
| 4.4 | Desmond Ellerbeck asked about progress in relation to hot water and heating meters, a report on this had been given out at regeneration meeting and Steve gave Desmond a copy. Ted Weedon said meters would cost around £4,500 per property and thought the money would be better spent on individual boilers. John Wright suggested taking the matter to EastendHomes Board and for them to report back. | |
| 4.5 | Motion proposed: That EastendHomes pursue a rolling programme to install individual boiler systems to all low rise properties on Glamis Estate. EMB agreed 10 for, 2 against, 1 abstention. | |
| 4.6 | Desmond to speak to Martin Young about including this on an appropriate Board agenda. | DE |
| 4.7 | Maria Pennycuick said she felt Steven Inkpen should be at regeneration sub-group meetings, Steven said he would not be at all meetings but would come when he could., Maria said it was an important time for the estate and felt they were being ignored now the planning application had gone in. | |
| 4.8 | Jan Anstey Hayes thought a written update report would be useful for regeneration meetings. | |
| 5. | Any Other Business | |
| 5.1 | Desmond Ellerbeck raised Cockney Culture week and proposed doing something on the estate for it possibly in conjunction with the history group, agreed this to be pursued. | DE |
| 5.2 | Ted Weedon said meetings used to start at 6.30 and were moved to 7.00pm but people were not turning up on time; after some discussion it was agreed that EMB and regeneration sub-group meetings start at 6.45pm. | All |
| 5.3 | Peter Griffiths said EastendHomes policy team were offering groups a presentation and talk about the Welfare Reform Act; EMB thought this wasn't something they wanted to discuss John Wright said they were all leaseholders and the changes didn't affect them. DE said any presentation should be 'non-political'. SI said these reforms affected everyone and even if they didn't affect you as an individual they will affect friends and neighbours living on the estate. | |
| 5.4 | Ron Osborne asked for history club meetings to be included in newsletter. | DE |
| 5.5 | John Wright reported that some things relating to the King David Lane application had changed such as the road layout and anyone objecting to the plans could add this to their letters. | |

6. Next Meeting

Wednesday 3rd April 6.45 pm



Minutes agreed

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

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