

EastendHomes
GLAMIS ESTATE MANAGEMENT BOARD
Notes of Meeting
Wednesday 9th January 2013
Glamis Hall Cable Street

PRESENT

Estate Management Board

John Wright (Chair)
 Desmond Ellerbeck (Vice Chair)
 Ahad Miah
 Ann Brooks
 Maria Pennycuick
 Kazi Md Gousmiah
 Joe Fagan
 Mary Walsh
 Ted Weedon
 Daryl Stafford

In Attendance

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

Observers

	Action	c/f
<p>1. Apologies Ron Osborne Jan Anstey Hayes Ali Ahmed Salim Jobber</p>		
<p>2. Notes of Meeting Held 5th December 2012</p>		
<p>2.1 In relation to 3.7 – King David Lane - Joe Fagan asked that his observation as follows be included in these minutes –</p> <p><i>“With regard to point 3.7 in the minutes dated 5th December 2012 I would like to make this observation. Our comments to EEH have been edited in such a way has to provide EEH with a positive feedback. This distorts the evidence. I repeat Glamis Estate would like to be given the option promised to choose a developer and supervise any property development to ensure that the integrity of the estate is not compromised. The comment in 3.7 minutes gives the impression that the EMB endorses the development of British Street scheme as an example of Best Practice is not balanced by my view on what EEH/TH have perpetrated on the residents of St George’s Estate Cable Street. Were all residents in the area consulted? I have asked that this minute be entered into the record. For</i></p>		

posterity reasons I would like EEH/TH to be reminded that their developments on other estates like St Georges could well lead to social unrest in the future.”

2.2 3.5 Juniper Hall – Desmond Ellerbeck felt an action point should be included for Steven Inkpen to come back with information about charges.

2.3 Some EMB members reported they had not received minutes, Steven Inkpen to arrange for email address to be checked.

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Minutes were agreed.

3. Action Points and Matters Arising

3.1 3.5 – Juniper Hall – Desmond Ellerbeck wanted to know how much had been spent on the heating and how the cost was spread and how refunds could be made to those who were subsidising the cost. Steve Russell said Gareth Johnson had looked at the hall and the kw output of the radiators as well as the heat required to heat the hall and he working out the usage for the last few years, this would then be sent to leasehold services; only two radiators were turned on. An update would be given at the next meeting. John Wright asked whether the residents hall heating was being paid for by those living in the block, Desmond said he had sorted this out so the cost had been taken off communal bills.

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3.2 4.1 – car park plans had been sent out.

3.3 4.6 – King David Lane street work – Steve Russell said that he had contacted the council and invited officers to the meeting. A revised scheme had been received with the works shorted to the section of the public highway between Juniper Street and Cable Street. Council officers were happy to discuss the scheme with any resident who wanted to ring them. Maria Pennycuick asked why the money was being spent on King David Lane when Juniper Street had been affected by the works that gave rise to the S106 money. John Wright said Ron Osborne wanted Juniper Street returned to cobbles, John Wright to contact the council to ask them to do this. Steven Inkpen outlined how non-housing S106 worked and said there was a set formula but how the money was to be used was not always very specific; Steve Russell to look at wording of original S106.

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4. Regeneration Update

4.1 Steve Russell said the planning application was with the council who now had to complete their processes. The consultation date was checked by Daryl Stafford and ran for three weeks from 7th January.

4.2 Over Christmas there had been a leak in Roslin House roof and

renewal was now being prioritised, S20 notices had been done and work would be tendered shortly. Whether the defect arose from a defect from a previous repair was being looked into.

4.a **Objections to King David Lane Planning Application**

John Wright outlined a number of objections he had to the King David Lane plans including concerns that the roof garden would lead to anti-social behaviour, and supervision of children who might use it. There was some discussion about whether to submit objections as a board or individually and it was agreed that it would be better to make individual submissions. The board agreed to hold a meeting for residents before the end of the statutory consultation period.

4.b **Conflict in Board Representation**

John Wright distributed copies of the EMB constitution and made reference to representation on EastendHomes Board. Joe Egan said that in his opinion based on John's comments on the constitution EastendHomes was undemocratic. Desmond Ellerbeck said he had been through the selection process and felt it to be thorough and democratic, he thought the estate should have a part in the process and anyone from the estate on the Board should be involved in the estate and be from the EMB and voted for by the EMB. John Wright said he had been speaking to Martin Young about this issue.

5. Any Other Business

5.1 Steve Russell said the nearby church had asked to look at the plans and he had offered to meet them on an informal basis.

5.2 Meeting for residents about the planning application provisionally 21st January, Desmond asked for some visuals from EastendHomes for the meeting, Steven Inkpen said they were in a formal consultation process with the council and he would have to ensure they were happy about the meeting. Steven also needed to be satisfied that there would be open discussion at the meeting and not a campaign against the scheme, EMB said firmly that they just wanted to let people see the application.

5.3 Ann Brooks asked about the Breyers out of hours service as she thought they were being paid for the amount of time spent on the phone so there was no incentive to act after only one call, Steven Inkpen said EastendHomes were aware there was a problem and were looking into it.

5.4 S20 notices had been issued relating to change of contractor for day to day repairs.

5.5 Lift renewal works S20 notice had already gone out, the contractor was not yet in place. John Wright asked if they would

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also have the on-going maintenance contract, Steven Inkpen said this would need to be considered carefully as although the up-front lift costs might be cheaper the maintenance could be more expensive and often had a number of omissions e.g. damage from vandalism.

6. Next Meeting

Wednesday 6th February 2013 at 7.00 pm

Minutes agreed

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

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