

EXETER CITY COUNCIL

TENANT AND LEASEHOLDER COMMITTEE MEETING

**MINUTES OF THE MEETING HELD ON 4TH JULY 2007 AT 7PM
RENNES MEETING ROOM**

Present:

See attached attendance sheet

1. Apologies:

Tony Bodgin, Alison Baxter

2. Previous minutes:

There was one amendment – Under item 7 Performance Management the name of Bob Hatpin to be replaced with Alison Moore. The minutes were agreed and signed.

3. Matters arising :

None.

4. Housing Revenue Account Business Plan :

Steve Warran gave a presentation on the Housing Revenue Account Business plan.

5. Digital Television switchover

Neil Shire gave presentation on the Digital Switchover and the implications of this for the Exeter City Council. A decision was needed on what system the authority would go for. The meeting decided it would discuss this further at the next meeting. Neil Shire and Steve Warran would look into the suggestion that residents should be charge for the use of a communal aerial.

6. Estate Management enforcement:

a) Anti social behaviour

Steve Warran outlined the new policy document that had been in place since October 2006 on Estate Inspections. Steve Warran agreed to send all members of the TALC a copy of the Council's Neighbourhood Management Policy.

b) Consistency of approach

Terry Anderson questioned what approach was followed when tenants carried out alterations without permission. Steve Warran explained that under the Housing Act 1985 the council could not unreasonably withhold permission for any alterations and that tenants could apply retrospectively. The council would take action if it discovered alterations that adversely affected the fabric of the building.

7. Door locks

Bob Halpin raised the question of replacing door locks to a higher standard to flats that had not benefited from the door replacement programme and had not had their locks recently replaced.

Neil Shire explained that all voids had their locks replaced with 5 lever locks and that all replacement locks were done to the same standard. Agreed that the cost of replacing all remaining locks would be brought to the next meeting so a decision could be made on what should be done.

8. Tenants conference 18th September

Steve Warran confirmed that Sue Strickland would be one of the guest speakers at the conference. He asked the meeting to provide him with suggestions of other speakers and also what work shops they would like to see.

9. Any Other relevant business

Code of conduct – This was passed.

Contact numbers – Terry Anderson informed the meeting of his home phone number – 202597 and his email address - floppy900@hotmail.com

Identity badges – Individual and group photographs were taken for the identity badges.

Next Meeting – **Wednesday 24th October 2007 at 7.00pm** in the Rennes Committee Room, Civic Centre. Access will be at the front of the building via Customer First in Paris Street.