

EXETER CITY COUNCIL

TENANT & LEASEHOLDER COMMITTEE

MINUTES OF THE MEETING HELD AT 7PM MONDAY 15 DECEMBER

BUCKERELL LODGE HOTEL

Present:

Moira Barker	Stephan Bouloux
Barbara Haizelden	George Hood
Jackie Laskey	Gemma Lissaman
Alison Moore	Viv Phelps
Tony Powell	Rod Simons
Joan Smith	

Councillor Rob Hannaford	Neil Shire (ECC)
Steve Warran (ECC)	Tony Bodgin (ECC)
Steve Deakin (ECC)	Jenny Berry (ECC)

1. **Apologies:** Terry Anderson, Jayne Bennellick, Stephen Collier, Lyn Kaczanow, Marion Watkins, David Payce, Lawrence Blake (ECC)
2. **Accuracy of the minutes of the meeting held on 24th November was agreed.**
3. **Matters Arising from the Minutes** - None.
4. **Asset Management Review (Steve Warran/Neil Shire)**

The Asset Management Working Group had met since the last meeting in November. Updated draft proposals were distributed to the Committee showing works under the categories of Decent Homes, Improvements, Health and Safety, Thermal Comfort, External Works and Structure, and within these groups priorities had been set. Options were presented of how the shortfall in funding could be overcome. The proposals will be considered by the full Council in March and any recommendations from TALC will be seriously considered. Results of the Boundary Committee's report to Government will also have a bearing on the proposals.

5. **Status Survey Update**

Figures from BMG Consultants are not yet available, but the general level of satisfaction has risen from 83% in 2006 to 87% in the current survey. This figure is made up of 93% for sheltered housing residents and 84% for general needs tenants. Over 50% indicated improved service; above the national average. Housing staff will discuss findings on 22 December which will inform and assist in a revision of the Service Improvement Plan.

6. **Tenant & Leaseholder Committee Elections**

A project plan for the TALC election process was distributed. **All current representatives will have to re-apply for their positions if they want to continue on the TALC and nomination packs will be sent out to all (TB).**

Voting papers will be returned in envelopes marked 'Ballot' and will be placed in a large box. Candidates will be invited to an event arranged for counting votes when a presiding officer will announce the results in reverse order. The Committee was asked to consider whether any changes should be made on the Constitution regarding the breakdown of areas and number of TALC representatives for each area. TB will split the existing areas into smaller areas showing approximate numbers of residents in each and this will be considered at the next meeting.

7. CIH Conference at Torquay (30th & 31st October 2008)

Jackie Laskey's report was distributed and reports from Viv Phelps and Allie Moore will be sent out to members. Workshops were held on decent homes, anti-social behaviour (Judith Ritchie), mediation, tenancy sustainment (Testway Housing), tenant involvement (Mendip Housing) and choice based lettings (Homefinder, Somerset). The Conference was interesting, informative and beneficial and other members were encouraged to attend future events if possible. Those attending thought the Conference was directed more towards housing officers than tenants. Conference leaflets on housing sustainability were offered to the Committee.

8. Training Update

Tenant Services Authority (TSA)

TSA will be holding road shows and regional meetings throughout the country from December 2008 to March 2009. Members should attend if they have opportunity.

Exeter CVS Training (Emma Hall)

Item deferred as list of tenant interest in specific topics still needs to be compiled, prior to arranging sessions. Committee to let TB know what interests them.

UWE Stage 1 Course in Tenant Participation

Course details for UWE's Certificate in Participation and Neighbourhood Renewal were distributed. The course will be funded by 'Pathways to Learning.'

9. Any other relevant business

Anti-Social Behaviour in Whipton

Tony Powell reported on a community meeting in Whipton regarding anti-social behaviour at, and near, the Pinhoe Road Doctor's Surgery. Some involved are only about 8 – 9 years old. Few tenants attended. Closed circuit TV was suggested. Police advised culprits could go free if CCTV used on a private property to photograph outside of the property. Cllr Hannaford offered to contact Cllr Saxon Spence regarding any funding available to assist with putting CCTV on the surgery premises. Few council tenants live in the area, but there are several Housing Association developments. If culprits are identified as being children of ECC tenants action can be taken relating to the Tenancy Agreement. The Chair commended Tony Powell on his local interest and involvement.

Unitary Bid

The deadline for the Boundary Committee report to central government has been deferred from the end of December to 13th February 2009 so there is still opportunity to express views to the Secretary of State for Communities and Local Government, Eland House, Bressenden Place, London, SW1E 5DU.

Signed
Chair

Next Meeting: 7pm on Monday 12th January, 2009 in the Rennes meeting room