

# EXETER CITY COUNCIL

## TENANT & LEASEHOLDER COMMITTEE

### MINUTES OF THE MEETING HELD AT 1PM MONDAY 24 NOVEMBER

#### BAD HOMBURG MEETING ROOM, CIVIC CENTRE

**Present:**

Terry Anderson	Jayne Bennellick
Stephan Bouloux	Barbara Haizelden
George Hood	Lyn Kaczanow
Jackie Laskey	David Payce
Viv Phelps	Marion Watkins

Emma Hall (Exeter CVS)

Ron Mayers (ECC)	David Gibbens (ECC)
Tony Bodgin (ECC)	Jenny Berry (ECC)

1. **Apologies:** Moira Barker, Liz Belchamber, Stephen Collier, Gemma Lissaman, Angela Martin, Alison Moore, Tony Powell, Rod Simons, Joan Smith, Steve Warran (ECC), Lawrence Blake (ECC), Steve Deakin (ECC)

2. **Accuracy of the minutes of the meeting held on 27<sup>th</sup> October was agreed.**

3. **Matters Arising from the Minutes**

(Item 3) No replacement representative for the Central area has been identified yet. Ideas welcomed.

(Item 11) Tony Bodgin advised that UWE have agreed to a locally delivered Stage 1 course in Tenant Participation, with modules to add up to accreditation. It is hoped to start the course in January 2009 and it would be offered to all registered social landlords in the area. Funding may be available from Learning Plus in Saltash, or alternatively ECC would sponsor so there would be no cost to tenants. The course may also be available to council officers.

4. **Co-option of Angela Martin (East area)** was agreed unanimously.

5. **Asset Management Review (Neil Shire)**

At Neil's previous presentation about the Asset Management Review a small group of 6-7 TALC members volunteered to give their views on the Asset Management Review. The group met to consider possible major works and a list was compiled giving priorities (distributed to members). The five sections for priorities was agreed by the group and priorities for items 1 (Health and Safety) and 2 (Structure) were agreed but priorities for items 3, 4 and 5 were not agreed. Under Point 1 Neil confirmed that 10% of properties have been checked for asbestos and the remaining checks will be completed during the next two years. It was noted that Priority 2 item 4 refers to Wimpey No Fines, Laings Easiform, British Steel and Cornish Unit concrete properties. Following the meeting Neil had added

soundproofing for flats as a further item under Priority 2. Neil pointed out that Priority 3 includes a rolling programme to replace the new condensing boilers in addition to replacing old systems (gas fire and back boiler, gas warm air, electric warm air, electric storage heater and individually fitted electric and gas heaters). KS Engineering at the time of servicing, since April 2009, have graded appliances according to priority for replacement. Regarding Priority 4, Neil advised that some of these items had been identified as a result of the RAT survey on satisfaction of flat dwellers. The group will meet again on Thursday 27 November and try to finalise the priority listings and agree the way forward taking account of the resources available. The recommendations will be brought back to the TALC for a final decision. Costings for individual priority items will be sent to members of the small group.

Neil noted that funding is already in place up to 2010 towards the Decent Homes standard, and that these decisions relate to work to be carried out after 2010. There is a shortfall of funding to reach the ECC commitment to the Exeter standard by 2015 and the TALC will need to be accountable to other tenants in deciding what works go ahead. Regardless of the outcome of the Boundary Committee review of boundaries in Devon, these plans need to be drawn up.

Neil will look into why gas boiler at 54 Teazle Court has not been replaced (believed to have been condemned because of inefficiency and smell when KS carried out service).

## **6. Status Survey**

BMG Consultants have not yet reported on findings from the Status Survey, but a sheet giving survey return statistics has been compiled (distributed to Committee). It was noted that returns have been high, with shortfalls against the target numbers only in the Heavitree, Mincinglake/Summer Lane and Priory areas (see final column – most over 100%). Statistics will be shared with other organisations for benchmarking purposes. Some results of the surveys should be available for the next meeting on 15 December. Housing staff will discuss findings at an away day on 22 December and include them in the Service Improvement Plan. It was noted that families and under 25 year olds are hard to engage in consultation. Tony Bodgin advised that the RAT team will be looking at resident involvement as a whole and this may bring about changes. The mock housing inspection last year recommended Improvement in resident involvement.

## **7. Training (Emma Hall, Exeter CVS)**

Emma suggested possible topics for CVS training, at their office in King William Street, as follows: speaking up in meetings, building confidence, assertiveness, planning, making a committee work, how to work together as a team, roles and responsibilities in committees, how confident members can support others and recognising individual skills so that the committee works effectively. These are basic sessions from an accredited course. She will send a list to members of the committee to gain an idea of what topics are of interested. Sessions will take place during the day time, probably 10am to 3pm, but Saturday may be possible. A session provisionally scheduled for Monday 5 January will be re-scheduled because most committee members were not available on that day. Emma will try to arrange a different date fro 2009 before she ends her job in December.

**8. Affordable Housing (Ron Mayers/David Gibbens)**

Ron Mayers spoke about the current position with regard to affordable housing and distributed hand outs of his presentation.

**9. Any other relevant business**

**Tenant Services Authority**

A letter from the Tenant Services Authority introducing this new organisation was distributed.

**Wonford Community and Learning Centre**

Information was distributed about facilities available at Wonford Community and Learning Centre (including IT Training and IT suite). This may be of use to RATS or TALC for meetings.

**Income Recovery Meeting**

Stephen, George, Allie and Viv attended a meeting with ECC regarding Income Recovery. Foundations were laid down in preparation for clarity of service charges in blocks of flats, costs to be apportioned between leaseholders and tenants as an identifiable part of the rent. Objections were raised in the meeting to suggestions of costs of communal area clearance being divided between residents.

**Next Meeting**

A report of training at Torquay attended by Allie, Jackie and Viv will be presented. Apologies given by Marion Watkins and David Payce.

**Signed .....**

**Chair**

**Next Meeting: 7pm on Monday 15<sup>th</sup> December, 2008 at the Buckerell Lodge Hotel. Buffet included.**