

**EXETER CITY COUNCIL**  
**TENANT AND LEASEHOLDER COMMITTEE**  
**MINUTES OF THE MEETING HELD ON**  
**MONDAY 28 JULY 2008 AT 7PM**

**Present:**

<b>Liz Belchamber</b>	<b>Stephen Collier</b>
<b>Bob Halpin</b>	<b>Lyn Kaczanow</b>
<b>Jackie Laskey</b>	<b>Gemma Lissaman</b>
<b>Alison Moore</b>	<b>David Payce</b>
<b>Viv Phelps</b>	<b>Rod Simons</b>
<b>Joan Smith</b>	<b>Marion Watkins</b>
<b>Stephan Bouloux (observer)</b>	<b>Barbara Haizelden (observer)</b>
<b>Cllr Pete Edwards</b>	<b>Steve Warran (ECC)</b>
<b>Lawrence Blake (ECC)</b>	<b>Tony Bodgin (ECC)</b>
<b>Jenny Berry (ECC)</b>	

1. **Apologies** were received from Terry Anderson, Moira Barker, Alison Baxter, George Hood and Steve Deakin

The Chair welcomed Lawrence Blake, newly appointed Housing Operations Manager and all others in attendance introduced themselves.

2. **Accuracy of the minutes of the Meeting held on 28<sup>th</sup> May was accepted.**  
**Accuracy of the Minutes of the Annual General Meeting held on 25<sup>th</sup> June:** Item 8.2 paragraph 3 to be amended to show that the member with a disability initially requested for the support of a paid worker to make notes. This request was declined by ECC because the member already benefits from a dedicated person providing help in liaising with ECC at ECC's expense.
3. **Matters arising from the minutes**  
None.
4. **ECC Unitary Bid**

Cllr Pete Edwards provided Committee members with copies of the Boundary Committee's Draft Proposals for Local Government in Devon, explaining that the Committee's main proposal was for a unitary Devon but that there was a secondary proposal for Exeter to be a separate unitary authority with the inclusion of Exmouth, Woodbury, Lypstone and the surrounding rural areas. He pointed out that Exeter, Mid-Devon and East Devon are the only authorities in Devon who still retain council housing. All

others have transferred their housing stock, but this idea had always been opposed by Exeter tenants. He suggested that the TALC Committee may have views on the Boundary Committee's proposals and might wish to send a response as a Committee and/or as individuals and may wish to query with Devon County Council regarding any proposals they may have for the future of Exeter's council housing. The Committee queried whether, if the secondary proposal went ahead, Exeter City Council could guarantee that there would be no stock transfer and, in the event of the main proposal going ahead, what options would be open as an alternative to the stock transferring to a Devon-wide authority. No guarantee could be given re. stock transfer (pending completion next year of Government review of Housing Finance). Options other than local authority would be a transfer to a Housing Association or new Housing Company. Arms Length Management Organisation (ALMO) is currently not an option as no longer being funded by the Government.

Viv Phelps proposed that the TALC write in opposition to the Boundary Committee's main proposal and this was seconded by Gemma Lissaman. The motion was carried with one abstention.

**Agreed:** The Chair to write letter to Boundary Committee. Members to phone or email Chair with any points they wish to make.

## **5. ECC conditions of occupation and Tenancy Agreement**

Lawrence Blake explained that the Tenancy Agreement has not been reviewed since September 2003 and that legislative changes, for example Introductory Tenancies, require revision of the Agreement. It is intended that from October 2008 a Service Review Group including staff and residents will work on producing a draft document for consideration by Councillors. Following approval from Councillors there will be a consultation period when all tenants/leaseholders will have the opportunity to respond to the main changes, after which a final draft will be produced. Comments can be forwarded to [tony.bodgin@exeter.gov.uk](mailto:tony.bodgin@exeter.gov.uk) or [lawrence.blake@exeter.gov.uk](mailto:lawrence.blake@exeter.gov.uk).

### **Agreed Members of Service Group:**

Lin Kaczanow, Jackie Laskey, Gemma Lissaman, Alison Moore, Chris Symes.

## **6. Status Survey**

The standardised status surveys (separated this year into Tenants, Leaseholders, and Sheltered Housing and distributed to the TALC) show questions fixed by Government but there is opportunity, before printing and mailing out, for local residents to suggest a few other questions (priorities for programmed works and incentives for downsizing were included in the last survey). No suggestions given. Tenders to carry out the surveys have

been received from 3 contractors and there will be a meeting on 4<sup>th</sup> August to work on any extra questions. Completion of the surveys is scheduled for December 2008 and benchmarking will show how ECC compares with other organisations and with results of the previous survey in 2006 when 83% of responses were received. Surveys will go to all Leaseholders and Sheltered Housing tenants and to 25% of other tenants (giving 2-3% accuracy). Results will be reported to the TALC early in 2009.

## **7. TALC attendance at meetings**

Six TALC members showed poor attendance with five or more absences since May 2007. Of these, the two with worst attendance had acknowledged that their circumstances prevented them from attending and had offered their resignations. It was accepted that the four remaining members were attending consistently and had justifiable reasons for absence.

**Agreed:** No further action.

## **8. Tenant Conference**

It has been suggested, following the Boundary Committee's recommendations regarding Exeter's future, that the Conference should be scheduled one week sooner than planned to allow more time for those attending to submit their responses to the Committee. The Corn Exchange is not available but Belmont Chapel is a possibility, and once confirmed details will be included in 'Insight'.

Ideas were invited for other topics to include in the agenda (provisional agenda included with TALC agenda) and an invitation to Stagecoach to speak about proposals for the local bus services was suggested.

TALC members requested that ECC badges should be available prior to the Conference for all TALC members and Tony Bodgin was able to complete photographs for the group.

## **9. Any Other Business**

**Editorial Board** – Steve Warran advised that additional leaflets and an Annual Report are being prepared and draft copies will be submitted to the Editorial Board for comments on style and content.

**Membership:** Viv Phelps, Marion Watkins and Stephen Collier added.

**TALC Membership** – The Committee agreed to co-opt Barbara Haizelden (West area), replacing Josie Browning, and Stephan Bouloux (Central area), replacing Isabella Raine.

**My Neighbourhood, engaging communities** – TB circulated a training

proposal re.basic training offered by Emma Hall, Exeter Council for Voluntary Service and asked for anyone interested to let him know.

**Letter to Chairperson**

Viv Phelps read a letter she had written to the Chairperson concerning the behaviour of a member of the TALC. Following a discussion the TALC agreed for opportunity to be given to the member to put his case forward at the next TALC meeting.

**Agreed:** Item to be deferred to next meeting.

Signed: .....

Chairperson

**Next meeting:**

**Monday 1<sup>ST</sup> September 2008 at 7pm at the Buckerell Lodge Hotel**