

**SOUTH LAKES HOUSING TENANTS' COMMITTEE MINUTES
20 JANUARY 2005**

PRESENT

Don Brookes (Chairman)	Sherralyn Clement
Joan Chadwick	Brian Lloyd
Ron Pritchard	Ian Metcalfe
John Short	
Jackie Blower	

IN ATTENDANCE

Debbie Marsden	(Tenant Participation Officer)
Suzy Duffy	(Community Participation Co-ordinator)
Sue Mallinson	(Treasury Manager)
David Stubbs	(Head of Housing Services)
Ian Ellera	(Community and Housing Manager, SLDC)
Garry Ronson	(Head of Financial Services)
Best Value Tenant Inspectors	- Jean Gleadall - Nell Atkin

APOLOGIES

Margaret Pritchard

The meeting started at 10.30am

No.	TITLE OF MINUTE	ACTION
95	Minutes of last meeting 13 December 2004 Accepted as a true record	
96	Matters arising Cllr Gwen Murfin passed on a message of disappointment that members of the TC were not regularly attending SLDC's Overview and Scrutiny Committee. Tenants Committee commented that despite only 3 tenants turning up to the Castle Street Centre on Thursday 13 th January it was organised well. The next event will take place in Ulverston date and venue to be arranged.	RP/MP/DM to organise next event for (Feb/March)
97	SLH Board Minutes 16 December 2004 Item No. 0207 – The cost of repairs due to the bad weather conditions. Who would be responsible for these costs?	Board to note
98	SLH Board Agenda 27 January 2005 Ron Pritchard reported about customer access to Ulverston Town Hall – It has been agreed that a lift will be installed. Storm damage – The Tenants Committee members commented on the extra work that the Repairs Service had undertaken due to the extreme weather conditions. The repair teams including Tom Lynch are to be congratulated	DM to contact TL

	by the TC on a marvellous job. It was noted that an outside contractor would not give such a service.	Board to note
99	Housing Strategy Ian Ellera y attended the meeting to explain the new Housing Strategy, which will be published later this year. Tenants Committee members asked a number of questions.	
100	Anti Poverty Policy Sue Mallinson attended the meeting to answer questions on the Anti Poverty Policy. Tenants Committee were happy to receive the policy.	SM to note
101	Procurement Strategy Garry Ronson attended the meeting to answer questions on the Procurement Strategy. Proposals have been put forward to the Tenants Committee for value for money future service reviews. A meeting has been set up for the Stakeholder Group on 23 rd February; the meeting will be looking at procurement of all our maintenance and potential partners.	GR to keep Committee informed
102	Service Review List Garry Ronson explained to the Tenants Committee that Barrow Borough Council are assessing their options on value for money in terms of maintenance, South Lakes Housing would welcome involvement in this. Barrow Borough Council has approached SLH requesting a visit to look at our maintenance standards and to exchange views. Tenants committee agreed it was a good idea to meet various landlords to exchange information and views.	GR to progress
103	PFI's David Stubbs attended the meeting to answer questions on Performance Indicators for December. The Tenants Committee members wanted to know what the reason was for the recent reduction in rent arrears. David explained that this was mainly due to the rent-free weeks, which enable tenants to catch up on payments.	
104	Maintenance Report Response to Recent Storms The Tenants Committee wanted to express their congratulations to the repair teams for carrying out repairs under extreme weather conditions.	DM
105	Tenants Committee – Financial Report John Short explained the Tenants Committee accounts and told the rest of the Tenants Committee members that a meeting has been set up with SLH for 3 February 2005 to discuss the finances of the Committee.	JS to report to back
106	Tenants Workplan Suzy suggested that a meeting be arranged to discuss the workplan. Tenants Committee members suggested that the meeting should be arranged either immediately before or	SD/Editorial Team

	<p>after the Editorial meeting. This would be a sub-committee and would report back to the Tenants Committee.</p> <p>107 Equality and Diversity half yearly report The Tenants Committee ACCEPTED the report. It was AGREED that the Tenants Committee require further training and information on this subject.</p> <p>108 Leaseholders Club Suzy explained to the Tenants Committee that all minutes of future meetings would be distributed to the Tenants Committee and discussed. It was also noted that all leaseholders receive a copy of the Homefront publication.</p> <p>109 Any other Business Rink and District Residents Association has been set up. This includes Rinkfield, Natland Road and Levens Close. It was noted that a lot of activities have been arranged. However despite this, there is a lack of interest.</p> <p>The Tenants Committee discussed the possibility of having meetings in various locations around the district. 2 members were in favour of meeting being held in other locations other than Kendal but 4 members felt that Kendal should be the location of the Tenants Committee meetings.</p> <p>Date of next meeting Thursday March 3rd 2005</p> <p>Close of meeting DM 25/01/05</p>	<p>SD/DM</p> <p>SM to note</p> <p>SC to keep Committee informed</p>
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