

SOUTH LAKES HOUSING TENANTS' COMMITTEE MINUTES
10.30 hrs THURSDAY 19 May 2011
HELD AT
THE RESOURCE CENTRE, LITTLE AYNAM HOUSE, KENDAL

Present: Joan Chadwick (Chair)
John Short
Win Sayers
Janet Cherry
Dorothy Dixon
Doone Ward
Charles Howarth

Officers in attendance: John Mansergh, Performance manager- SLH
John Stirling, Tenant Involvement Officer- SLH
Lisa Maguire, Customer Services Officer – SLH (part)

Guests Sam McElrue, MIS Environmental
Bill Gillespie, MIS Environmental

Apologies: Margaret Akrigg
Anne Corbett
Annice Lewis
Ron Pritchard
Margaret Pritchard
Robin Martakies

Circulation: As above

726 Minutes of previous meeting (7 April 2011)

Agreed as a true record.

727 Matters arising

John Short reported that SLDC had not increased the mileage rate for elected members, and proposed that Tenants Committee remain tied to their rate for the immediate future. Charles Howarth seconded and the matter was carried.

728 Asbestos Management

The Committee received a presentation from Ben Gillespie of MIS Environmental, detailing how they were managing asbestos in properties owned by SLDC. Ben highlighted SLH policy of testing and removing asbestos where necessary in void properties as excellent practice. The Committee thanked Ben for presenting complex issues in an understandable format.

729 SLH Board Minutes (14 April 2011)

Noted

730 SLH Board Agenda (26 May 2011)

5.1 Year End Report. The Committee had no observations.

7.1 Getting Ready for Transfer. The Committee found the paper difficult to understand and asked for a simpler and easier to read version be produced.

Win Sayers asked if SLH would become South Lakes Housing Trust. John Mansergh said that the current thinking was to retain the best of what we currently had, and to remain as South Lakes Housing.

731 Treasurers Report

John Short presented his report which captured both spending since the last meeting and the provisional year end figures. The receipt of £5000 from SLH to fund Committee activities was noted.

John Short asked for authority to sign one cheque to the value of £25.60, payable to himself, as the third cheque signatory (Margaret Akrigg) was away on holiday. The departure from normal procedures was approved, due to the unusual circumstances.

732 Additional Board Meeting

John Mansergh said that the Board was to hold an additional meeting on 18 August, to deal mainly with Board governance issues related to transfer. It would be usual for Tenants Committee to meet 1 week prior to the Board (11 August) and the Committee were invited to consider if they wished a formal meeting to be called. The Committee agreed that provided the papers were circulated 2 weeks prior to the Board meeting, any comments could be relayed in by either telephone, post or email.

733 SLH Staff Retirement Policy

Noted.

734 Tenant Conference

John Mansergh outlined arrangements to date relating to the Tenant Conference. The Committee confirmed the date as 23 June and that the event should address the issues of an annual report to tenants, and details of the transfer offer document. Further details would be agreed with the Resident Involvement Service Improvement Group (RISIG) and with the Independent Tenant Advisor (ITA).

735 Annual Report

John Mansergh said that although the Tenant Services Authority (TSA) was to be abolished in April 2012, there was still a need to present an Annual Report to tenants. The draft report accepted that SLH could make improvements to the services provided. The Committee agreed to the text of the Report, and the Editorial Team would meet to finalise layout and presentation. John Mansergh would consult Margaret Pritchard in person about the Foreword section, which was written in her name and to make a formal presentation at the Tenant Conference.

John Short asked that the figure for percentage of rent collected was checked as he believed it also captured arrears brought forward from the previous year. **JM**

736 Members Reports

Joan Chadwick circulated figures she had requested regarding biennial visits to tenants. Win Sayers asked to be provided with the checklist used by Housing Officers when they conducted their visits. **AK**

737 Any Other Business

John Mansergh showed the Committee a number of styles the official Transfer Offer Document might take. He asked members to peruse them and give any feedback they felt appropriate prior to a final choice being made. The chosen sample was to be sent to the Communications consultant.

738 Date of next meeting

Thursday 30 June 2011

The meeting closed at 12:30 pm