

Minutes



Minutes of Tenants and Leaseholders Congress
meeting held on 28th January 2009
between 6pm – 8pm in the Board Room

Present:

Jean England (Chair)	JE	Clive Thorpe	CT
Alison Thorpe (Vice Chair)	AT	Sheila Thwaites	ST
Robert Morrell	RM	Roy Lawson	RL
Mrs E Anderson	EA	Linford Stevens	LS
John Riley	JR	Maria Hemphill	MH
Ennis Peck	EP	Lynn Mitchell	LM
Dave Bennett Bull	DBB	Kevin Butt	KB

Officers:

Sue Taylor	ST	Greg Albiston (NCC)	GA
Chris Langstaff	CL	Mayita Wyldeck-Kelly (mins)	MWK

1.0 **Welcome, introductions and Apologies.**

1.1 ST introduced MWK who will be taking the minutes for this meeting. Apologies from Kate Bowley, Graham Ward, Tony Stubbings, Cynthia James, Jenny Dickenson, Gill Moy and Sheila Loads (Bulwell Hall TRA)

4.0 Results of Ballot for Chair and Vice Chair

Before minutes were checked ST introduced the new Vice Chair Alison Thorpe and the re-elected Chair Jean England. The number of votes were 28 out of 38 and 1 late entry which was unable to be counted. It was a good turnout this time compared to last years low number. There was also strong competition for Chair. ST thanked everyone for getting involved.

Questions were raised as to why the voting didn't take place at the AGM and ST explained it was to ensure that the Chair was voted in, in time to attend the conference.

CL thanked the out going Vice Chair for all there hard work over the past year.

2.0 Minutes of Previous Meeting and Matters Arising

2.1 Linford Stevens name was missing off the last minutes and Lynn Mitchell's apology was not included.

2.2 3.0 HRA & Rent Increase

Item 3.1 – The £165m that NCH will be receiving will

Action

not have an impact on savings on HRA, the money is part of an investment that will be used for Decent Homes project.

- 2.3** Item 3.6 - Questions were raised regarding the rent increase of Sheltered Housing and how they were out of proportion to the rest of rents. There also concerns over the general rent increase. CL clarified that NCC still have to make a decision on what's to be done regarding rents and have called for more information to enable them to make the right choice.

Due to JD being away the list for the project team was unknown although AT did mention that the rents panel were already working with the rents team.

DBB also mentioned that the rents group will be creating a group to lobby MPs regarding the rent increase and TLC should've been aware of this to avoid duplication. It was agreed that reports of meetings should be made which can be distributed between forums and panels so everyone is aware of issues being raised so that time isn't wasted repeating issues.

- 2.4** Item 5.4 – Tenant & Leaseholder Resource Centre

It was pointed out that on the sign it reads Tenant Resource Centre, ST will get this changed to include Leaseholder.

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- 2.5** Item – 6.1 – Secure Tenancies

ST gave a brief synopsis of what this was for the people who weren't at the previous meeting. This is also coming under review and there will be a consultation process.

- 2.6** ST to look in to why some people haven't received invitations to the Tenants Conference and why others are receiving more than one invite.

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The minutes were signed off.

3.0 Chairs Report

- 3.1** JE informed everyone that it was a fantastic audit – everyone worked together to ensure NCH was successful in gaining the 2*. Unfortunately due to JD being off work JE was unable to get a copy of the report.

5.0 Inspection Report and Update

- 5.1** The report is made official and released on Thursday 29th January it will be downloadable from the Housing Site. There have been 5 small scale recommendations as apposed to 39 that appeared last time, so this is a huge improvement. 1 recommendation is regarding informing tenants on asbestos issues. NCH will be returning with an action plan which will be released in a

week or two. There are other issues i.e. Equality Impact Assessments which will be discussed within the BME and Homes 4 Us forums. There has been a lot of media interest all focusing on the positives and how the money will be utilised.

5.2 The Tenant Newspaper will be released with a huge thanks to all involved and the Conference will also be used as a way of thanking Tenants & Leaseholders.

5.3 It was agreed that hard copies of the report would be sent out to all members of TLC on Thursday 29th January for people to read at their leisure.

5.4 There were queries as to what this audit meant for the tenants and where the money was going. CL assured everyone that full details on the dispersion of money would be given in the Newsletter. NCH are now focused on keeping the standard high and aiming for 3*.

6.0 Rents and Priorities for 2009/10

6.1 It was agreed that this was discussed earlier in the meeting so moved quickly on to item 7.

7.0 Review/ Amendments to Constitution, Terms of Reference & Code of Conduct

7.1 ST informed the group that there will be a review of the current Impact Review and asked if the TLC would prefer to look at the constitution individually or as part of the review.

It was agreed that the constitution should be reviewed in a one day session involving all members of the TLC ahead of the impact review and then included in the finished document. This session will be organised after the Tenants Conference.

8.0 Information Items

8.1 TLC and Board Update – It was acknowledged that there is better rapport with the board than in previous years. Happy to be moving forward and working together.

8.2 It was also mentioned that board members have stopped attending TLC and that once members were voted in as Board Members the TLC were no longer being updated with news from the board meetings.

8.3 CL re-iterated that Board members are not representatives of tenants although it would be useful to review this position within the constitution to clear up any confusion.

Alison Mapp will be attending the next meeting to talk about the roles and responsibilities of Board Members

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which will help answer any questions members may have. There will also be a chance in the re-election from May to clarify with candidates what's to be expected of them.

8.4 Area Panels & forums update - Queries were raised as to why TRA's never feedback to TLC? The Tenant and Leaseholder team have specific officers who review the minutes of meetings and refer unresolved issues to the appropriate panels and/or forums it is not necessary to report back to the TLC as we are a more strategic group.

8.5 EA pointed out that the BME forum had not been included in the update and mentioned that the BME forum was not being represented and acknowledged on the website or on the updates. ST would look in to changing this although it had been difficult to get updates due to JD being off.

AT pointed out a few inaccuracies in the Forum Update, these have been amended.

8.6 CL suggested that the flow of information between forums and panels be reviewed in the constitution. Reference to sub – committees are missing, it should also address how forums are populated and how they are chosen.

8.7 It was asked whether forums would be able to manage their own budgets. CL clarified that a Company Director has to be on the panel to enable a budget to be used. Although it is possible to make recommendations as to how the panels could utilise the budget. Graham Chapman from NCC is looking into whether leftover monies could be used for forums and panels, but this is still in discussion and will be brought to the Area Panel in March.

8.8 Tenants and Leaseholders Annual Conference – Invitations have been created to stop people from walking in off the streets and prevent Health and Safety issues.

The committee are trying to get hold of prizes that could be donated by the contractors e.g. Digibox, Telephone, Kitchen Started Pack. There will also be a SWARM stand. If there are any queries please contact the Tenant and Leaseholder Involvement team on 0115 9157380. The closing date for invite requests is 6th February 2009.

9.0 Any Other Business

9.1 Ideas were suggested on how to stop meetings from clashing i.e. Weekly calendar in Resource Centre,

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Specific Resident diary on the website to inform staff when booking dates.

9.2 List of dates will be posted out with Audit Report.

Date of next meeting
Wednesday 25th March, 6.00 – 8.00 pm
Boardroom, 14 Hounds Gate