

WOLVERHAMPTON FEDERATION OF TENANTS' ASSOCIATIONS C.I.C

Minutes of the General Meeting 7pm Monday 18th March 2019 at Coven Lodge.

Attendance: as per list.

Ann welcomed Linda Boys from Wolverhampton Homes (WHs), Tolu Adeoye from Wolverhampton City Council, and Joy McClaren from WHs Board.

1. Apologies:

John Pemberton, Margaret Perry, Stuart Clarke, Gloria Binfield, Marie Lane, Pam Betts.

2. Declarations of interest:

None.

3. Minutes of the meeting on 18th February 2019:

Agreed.

4. Matters arising: None.

5. Community Development: Linda Boys WHs.

Linda introduced herself as the new Community Development Manager for WHs. She said WHs has not always got it right when involving tenants in the past but that it is about working together. She said she has talked to a lot of people since joining WHs in November. She said she is developing a framework for delivering on the promise of a commitment to engage with tenants, leaseholders and communities. She said tenants should be involved in the management of the housing and hold landlords to account and providers of social housing need to contribute to the environmental, social and economic wellbeing of the areas in which their housing is situated. She referred to the ladder of involvement and said at present WHs are between informing and consultation and need to be between partnership and delegated powers. She talked about the path to tenant engagement ie the different levels of participation.

She said there is only a very small percentage of their tenants who want to be involved. She said they want to move to community development rather than just tenant engagement and see what WHs can do to help communities resolve issues in their areas. However she said there needs to be mutual trust.

She said WHs see the key elements of the community development strategy as:-

- a refocus on TRAs
- maximising the engagement of tenants with a target at 5% within 2 years (or 7% would be better and this would mean 1,000 people engaged)
- refreshing the GTGs by introducing different speakers and encouraging tenants to put forward agenda items
- holding an annual event
- developing an overview and scrutiny.

She said WHs needs to develop a pool of tenants from who Board members can be selected and they need to look at how tenants can influence the Board.

She said WHs will be working in partnership with the Fed, WVSC and the Council, Police and the NHS and will develop a tenant and leaseholder deal. She said there is a fund to develop community plans in hot spot areas where officers will intensify activities and work with the partners. There are 30 tenancy officers around the City to work on local issues. She said she sees TRAs and the Fed as the building blocks to the community development framework and that they need to go forward taking the positives to the new framework. She said it is a 2 way process.

Mr Motawalla said it was a good presentation but how successful will it be in practise. Linda said we need better communication in the future and the measure of success will be the increase in engagement. Lal said that this was just a number crunching exercise and there needed to be a

real measure of tenant involvement. Linda said this will come at a later stage and that they can't measure the difference it makes yet. Bob said he felt she underestimated the damage already done. Andrew said there needs to be trust. Linda said trust will only be built with time and energy. Julie Spencer said that events are not held in her area and so she has to travel to take part and that this is something WHs need to address.

Ann asked about the TMOs and said that her TMO do not engage with tenants, Tolu said he will be happy to look into this.

6. Correspondence: None

7. AOB:

Bob said that the Fed needs to encourage new members in order to remain viable. Mr Motawalla said he had received notice that WHs are to be doing works on Boscobel over the next 2 years that will include fire safety works.

Date/time next meeting: Monday 15th April 2019, 7pm at Coven Lodge.