

# **WOLVERHAMPTON FEDERATION OF TENANTS' ASSOCIATIONS CIC**

**Minutes of the Board Meeting held at 2.00 pm on Tuesday 17<sup>th</sup> December 2019 at Coven Lodge, Spring Valley.**

**Attendance:** Bob Deacon, Ann Guest, Andrew Slater, Marie Lane, Graham Childs, Mr Motawalla, Lal Salter, Nicky Devey WHs (part).

**Apologies:** Margaret Perry, Jan Lycett WHs

**1. Declarations of Interest:** None.

**2. Minutes of meeting 24<sup>th</sup> September 2019:** Agreed

**3. Matters arising:**

- Lal said she and Andrew had met with Mila from CWC who is proposing to extend our present contract for another 12 months and then to renegotiate a further contract. WVSC is negotiating terms with CWC for a standard contract for all voluntary organisations.
- Lal said she and Andrew had been involved in a session organised by WHs on scrutiny led by TPAS. Nicky said they had received recommendations from TPAS and were considering these.
- Lal said there is an article promoting the Fed in WHs latest newsletter. Members said the newsletter should go to all Council tenants.

**4. Report back from last WHs Board meeting 27<sup>th</sup> September 2019 :**

Nicky said this meeting included the AGM. There was a report by Kate Martin from CWC on the strategic direction for housing priorities over next 12 months. This included the key objectives under the housing strategy which she outlined. As regards climate change Bob asked what WHs and CWC are doing in the immediate future. There was a financial report and confirmation of Board membership and election of Angela Davies to the chair and independent member Steve Finegan to vice chair.

As regards the open meeting there was a report on modern day slavery. Members asked Lal to organise a training session on this. Nicky said health and safety reports on fires to include a column on the cause of fires.

There was a report on governance structures and new committees and there will be a forward plan on agenda setting.

**5. Agenda for next WHs Board meeting 20<sup>th</sup> December 2019:**

Nicky said there is a report going on Board and committee dates. A report on rents and service charges with the recommendation for a rise of 2.7% on rents. Bob said future consultation should be meaningful. Mr Motawalla said tenants can't afford higher rents.

Nicky said as part of the Chief Execs report there is the newsletter that includes the annual report. She said there is an update on the allocations policy. Andrew said the TMOs should have been consulted on the proposals. Bob said the Fed needs feedback on this. There was an update on the 100 years of council housing. Ann said tenants should have been involved in this. There was a communications update and an update on the concierge service with new shift rotas being introduced in January. There was also an update on ALMO policy.

Lal gave Nicky dates for Fed Board meetings for 2020. Nicky left the meeting at this point.

**6. Report back from meetings:**

- Bob said there were still problems with papers (hard copies) for the Delivery Plan meetings arriving in good time. He also feels that the meetings should be chaired by a Councillor if Cllr Bilson is not in attendance. He said there was a report on 'Well managed and maintained estates.' But need more detail on which officers responsible for which estates, and what money is available. Marie said Cllrs should attend local tenant meetings.
- Bob said the last Fire Safety meeting had been cancelled but to be rearranged in the New Year.
- Mr Motawalla said he had attended a Get Together at Ashmore Park.
- Ann said she had attended a Leaseholder Forum and there were still issues about the fobs particularly with carers gaining access to tenants in flats.

**7. Finance:**

Lal referred members to the finance reports in their packs. These were noted. Ann said members should bring any queries to the next meeting. It was agreed that Lal to purchase a new laptop.

**8. Progress against Service Plan 2019/20:** Noted. Lal told members of the events planned for the 12<sup>th</sup> Feb and 4<sup>th</sup> March. Lal asked members to promote membership and handed out leaflets.

**9. Progress against Business Plan 2019/20:** Noted.

**10. Update on progress of negotiations on future contract with CWC:**

See at 3 above.

**11. Correspondence:**

None.

**12. AOB:**

- Risk registrar was noted. Bob asked that Lal and Andrew to ensure contingency plan updated. Lal updated members on projects.
- Members said that a meeting or meetings should be arranged with MPs. Lal to put agenda item on next meeting to discuss this further.