

WOLVERHAMPTON FEDERATION OF TENANTS' ASSOCIATIONS CIC

Minutes of the Board Meeting held at 2.00 pm on Tuesday 26th February 2019 at Coven Lodge, Spring Valley.

Attendance: Bob Deacon, Ann Guest, Mary Price, Marie Lane, Dave Cocker, Andrew Slater, Lal Salter, Jan Lycett WHs.

1. **Apologies:** John Pemberton, Rob Pattison, Stuart Clarke, Gloria Blair Riley, Mr Motawalla, Melissa Green (WCC).
2. **Declarations of Interest:** None.
3. **Minutes of meeting 4th December 2018:** Agreed
4. **Matters arising:**
 - Lal said still no date as yet for personal safety training
 - She said Near Neighbours are reconsidering our grant application
 - She said the contract with WCC has one more year to run then we will look to renegotiate.
 - Andrew asked when the next EDSG to take place – Jan to check this.
5. **Report back from last WHs Board meeting 7th December 2018:**

There was an overview of fire Safety given by Cllr Brakenridge. Jan said WHs are complying with the action plan that has been produced by the Fire Safety Scrutiny Group. There was a report on Governance and on the Board and Committee schedule. The dates of meetings are to be reviewed. There was a report on Business Planning and on income management that covered the challenges resulting from Universal Credit and the reprofiled arrears forecast and the impact of a 53 rent week year in 2019/20. There were reports on Health and Safety and Fire Risk Assessments and on High Rise Fire Safety checks. All properties in high rise are to be visited. Ann raised the issues of safety in low rise. Bob said the Scrutiny panel are looking at the issues regarding leaseholders.
6. **Agenda for next WHs Board meeting 1st March 2019:**

There is a report on cash kiosks. The contract for their maintenance has expired. WHs are looking to replace 4 of the kiosks and to look at a long term solution, but will need to consult. The kiosks presently take £7 million in rent payments. WCC are looking at a payment strategy. Bob mentioned issue of laundry tokens. There is a report on recruitment to the Board, also the Business Plan that sets out plans for the next 4 years, and there is a report on the Revenue Budget for next year. Jan to check why papers for the Delivery Plan meeting have not been sent out. Lal to ensure Marie gets papers in future. Jan to get WHs Board papers to Fed Board.
7. **Report back from meetings:**
 - Bob said he had attended a Fire Safety Panel meeting. He said there are positive developments. He said Wolverhampton is ahead of other areas. He said regulations are not fit for purpose. He said the insulation of sprinklers will take a number of years to carry out. He said there are issues with private high rise properties and independent schools.

- Andrew said that he had attended a TPAS event re tenant involvement. Bob expressed concern with the lack of involvement of tenants over issues at Heath Town.
- Dave said he had attended a meeting to look at the Review panel he said he did not see why WHs are looking to change what he feels works well. Lal said Linda Boys is coming to discuss tenant involvement at our next general meeting.

8. Finance:

Lal referred members to the finance reports in their packs. These were agreed.

9. Risk Register:

Lal referred members to the risk register in the packs. This was agreed.

10. Progress against Service Plan 2018/19: Agreed.

11. Service Plan 2019/20: Agreed.

12. Progress against Business Plan 2018/19: Agreed

13. Business plan 2019/20: Agreed.

14. Action plan to encourage new members:

Actions agreed except for recording of meetings, opening a twitter account, the inclusion of residents' only groups, change of venue for meetings and use of signers. It was agreed that Lal should note in the newsletters that if anyone has special needs the Fed will seek to meet access needs. Also Lal to get permission to put TRA details in newsletters. Bob said that the Board should hold at least one meeting per year to deal with internal business. This was agreed also that WHs agenda items be time limited. Bob said we need to encourage individuals to come along to meetings and to take part in the Fed.

15. Correspondence:

None.

16. AOB:

- Bob raised concern as to WCC's proposals to charge for the service to assist individuals who are in receipt of benefits and who need support to manage their finances. It was agreed Lal to forward the Fed's objections to this.