

## Directors Meeting

<b>Date</b>	16/07/21	<b>Time</b>	6pm	<b>Venue</b>	Zoom
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Present	In attendance	Absent / Apologies
<ul style="list-style-type: none"> <li>• Martin Edge</li> <li>• Stewart Smart</li> <li>• Oliver Kirkham</li> <li>• Serif Omar</li> <li>• Jaz Parmar</li> <li>• Wayne Buckley</li> </ul>	<ul style="list-style-type: none"> <li>• Sarah Morrisen (Chaney's)</li> <li>• Lucy Broadfoote-Brown (Chaney's)</li> </ul>	<ul style="list-style-type: none"> <li>• Andrew Copley (Chaney's)</li> <li>• Edward Loughrey</li> <li>• Matt Garvey</li> </ul>

### 1. Minutes of Last Meeting

- Minutes of the previous meeting (May 2021) were reviewed and agreed.
- Arrears information was shared with the Directors by SM. SM will go through this later as it links in with the Colin Davison First tier Tribunal Proceedings
- Tenant Information Packs - SM who will liaise with JP as she has previously put together a very good Tenant Information Pack
- The Grant funding report has been sent to Homes for England
- Certificates for the linked fire alarm installation to the affected flats (C, D, E) have been supplied and submitted to Homes England, full funding payment has been received
- Articles of Association. ME informed everyone that it is on hold at present until framework with Chaney's is sorted out
- SM has looked into early warning leak detection systems, one option is to fit an alarm in the communal areas of the blocks which sets off an audial alarm or it can be a wireless and will alert us in the office SM will share this information
- Queen's Jubilee – VHMC have been granted 10 trees to plant onsite (no cost)

#### Action Items

No.	Description	Action	Due
1	Tenant information pack	SM/JP	15/01/22
2	Leak early warning system (communal areas)	SMo	31/12/21

### 2. VHMC Reset

- The reset document is still being worked on by Chaney's, in AC's absence, Richard Duncan (Chaney's Director) will work on the document with SM to present at the next Board VHMC Board meeting in September

#### Action Items

No.	Description	Action	Due
1	Reset document presented at next Board meeting	SM/RD	20/09/21

### 3. First Tier Tribunal

Colin Davison – First Tier Tribunal Proceedings, ME distributed a note which he complied after ME and SM had a zoom meeting with Boyes Turner. VHMC have taken legal action against Colin Davison's for his arrears (17 properties), the Courts have determined that 2 of his properties will be transferred to the FTT which in turn will determine the decision re the remaining 15 properties. CD has defended the claim. ME and SM are working on this at present. The hearing date has yet to be determined but is anticipated Dec 21. We are

trying to keep legal costs to a minimum. To date, Colin Davison has not paid any of his requested cladding contributions so to date he owes approximately £49,000 in total. SM shared with the Directors who had paid their £1000 cladding contribution to date. £112,242.21 has been paid but £134,757.79 is still outstanding. Collection of outstanding monies will be collected in the usual way as per our arrears process.

#### 4. Cladding Update

- Cherry/Holly/Elm
  - We are currently awaiting the confirmed date from Homes England when the 80% first payment will be received. Stanlil will not commence works onsite until this is confirmed
- 2<sup>nd</sup> payment - £500, Leaseholders cladding contribution is due October 21. It was discussed as to whether we collect this as planned or delay, delaying could help Leaseholders financially, but we need to consider that we should be collecting the monies in asap. WB suggested that we send the demands now, requesting payment by Jan '22, with the option to pay earlier. Consensus was that we collect the money as planned in October, however ME would like MG input so will add to the agenda for formal decision next Board meeting.
- EWS1 form – Birch and Fir
  - EWS1 form for both blocks have been received. Both blocks have been deemed as non-compliant.
  - Government funding is available for remedial works; however, this is by way of an individual loan to each Leaseholder, repayable maximum of £50 per month. It is unclear at present if said loans will be applied for by each Leaseholder or by VHMC who would then administer the repayments due from Leaseholders. The date to apply and further details not yet available from the Government.
  - Agreed that we would ask Ridge for a cost proposal to oversee the process of works, tendering etc.

#### Action Items

No.	Description	Action	Due
1	LH 2 <sup>nd</sup> payment collection date – next meeting	S <del>M</del> o	20/09/21
2	Request a fee proposal from Ridge re works to Birch and Fir	S <del>M</del> o	20/09/21

#### 5. Anti-Social behaviour strategy onsite

- EL sent out an e-mail which in summary listed the problems from last summer regarding light evenings and children playing. OK and SO commented that it has been less noisy this summer with the fences along the walkways and no children playing with balls plus a couple of the noisy families from last year have moved out which contributes to it being much quieter environment. Activity re children playing seems to be happening between Holly and Elm. With bin areas now being locked there is less drugs being sold. Generally, the estate is quieter, but we need to keep reviewing this as a Board. ME wanted EL to know that this was discussed, and the matter is important to the Board and can discussed again when EL is present.

#### 6. Financials

- SM presented the monthly financial report
- Year-end forecast is 91.9%

#### 7. A.O.B

- Nothing raised



