

Directors Meeting

Date	20/09/2021	Time	6pm	Venue	Zoom
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Present	In attendance	Absent / Apologies
<ul style="list-style-type: none"> • Martin Edge • Stewart Smart • Jaz Parmar • Wayne Buckley • Matt Garvey 	<ul style="list-style-type: none"> • Sarah Morrisen (Chaney's) • Lucy Broadfoote-Brown (Chaney's) 	<ul style="list-style-type: none"> • Andrew Copley (Chaney's) • Edward Loughrey • Oliver Kirkham • Serif Omar

1. Minutes of Last Meeting

- Minutes of the previous meeting 16th Aug 2021 were reviewed and agreed.

Action Items

No.	Description	Action	Due
1	Tenant information packs – SM & JP to work on this hopefully ready January 2022	SM/JP	15/01/22
2	Tenant information packs – SM & JP to work on this hopefully ready January 2022	Smo	15/01/22

2. VHMC Reset

- RD introduced himself and said his overall view for the way forward is trust and transparency. The KPI's need to be the focus where that trust comes from and having that information readily available for Director's on a regular basis. Chaney's have the data it just needs to be in an easy format for all to see and understand. Chaney's will be implementing a new system and software in terms of being able to provide this a lot faster. RD commented on a very positive relationship between the VHMC Directors and Chaney's. RD feels SM has effectively put the foundation of this together. In the last 4 months we are heading in the right direction with the Dynamics between the board and Chaney's and that Chaney's have been allowed to get on with our day job. Now that things have settled the period of time given is for us to prove ourselves and using the KPI's to demonstrate we are doing well, and we are doing a good job.
- ME In principal Chaney's are saying they would like to have more executive autonomy without being questioned in detail, we recognise that and in principal feel the Directors support it and in parallel with that feels that the Directors recognise they need to step back and realise that they are non-Executive Directors and the detailed decision making should lie with the Managing Agent. Chaney's need step up to have control and the Directors need to step back.
- ME We are in agreement with the Chaney's reset proposal and what will eventually come out of the changes RD Thank you for your support, substantial changes are on the way which you will start to see as per the reset proposal. We will come back in February 2022 to review them.

3. First Tier Tribunal

- SM indicated that Colin Davison has requested to inspect the financial records, but we need to ask him to specify exactly what records he is requesting to see. Agreed that SM would contact CD and invite him to inspect said records at the Chaney's Reading office. CD has a right to access this information, but he can only do this alone or appointment someone to do it for him.
- Colin Davison has also raised the issue regarding his parking space which he considered has been hindered by the gate caging, hinders his ability to let his property long term hence why he is letting one of his properties on a short-let basis.

- WB, we do need to remedy the parking issue.
ME We need to open another line of communication without prejudice which Boyes Turner supports to see what damages he has suffered and what we can offer in recompense. This needs to be done quite quickly.
JP Pointed out another property In E block has the same parking problem.
ME Confirmed Tribunal will be December 2021 should it go ahead

Action Items

No.	Description	Action	Due
1	Contact Colin Davison and invite him to inspect the financial records at Chaney's Reading office	SM	30/09/21
2	Contact Colin Davison re resolution regarding parking space	SM	30/09/21

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
- 2nd payment - £500 – agreed to delay collection of the 2nd payment from Leaseholders until we have confirmed start date for works to commence
- MG enquired how much have we collect in funds so far SM confirmed 41% collected 59% not collected and cases now ready to refer to legal, lease holders need to know how much collected which is £126,666.00 and £121,337.00 outstanding. Colin Davison has not paid on 15 of his properties.
- Due to the extended time taken for confirmation of Government funding, Ridges fees have increased, and any such increase will be accounted for as a variation in funding to Homs England later on.
- Birch and Fir
 - It was noted that Ridge's fee proposal to oversee the cladding remedial works to Birch & Fir were high. It was suggested that the first step was to approach Ridge to arrange a drone survey to obtain elevation drawings of both buildings.
 - SM will confirm pricing with Ridge
- SM informed everyone that Amma from 97 had met with Maria Miller our local MP and would like to join the next meeting to give feedback.

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 be discussed again when EL is present.

5. Financials

- SM reported that there is nothing new to report, forecast for end of year in budget is 94.8% end of year, 5.2% saved.

6. Repairs and Maintenance

- Lobby Walkaround JP/OK/SM – Feedback
- JP All Lobbies shipshape, first floor a few stickers etc. on metal work just a few minor issues, cages on heaters don't look good and cabling not channeled into walls.
- Suggest we look at fob having different access for owners and tenants as a security issue.
- All contractors work to be signed off going forward,
- SM and Des O'Neill did snag the works and certain areas do need attention to detail. PPS did work, contractor to be asked to correct.
- ME does not want to spend money on unnecessary work at present.
- It was discussed that sheds we currently have could be repurposed for bikes stores if more is needed.

7. Leaseholder Issues

- Tim Colenutt ABS issues raised to discuss to include discussion on site guardian.
- Tim raised the issue regarding children playing in the blocks (especially in Holly), making unnecessary noise and causing damage. He also mentioned the street vendor selling fruit and veg in the carpark on a Wednesday evening which is a health & safety issue. SM noted that hopefully we have sorted this out after contacting the Environmental Dept, they subsequently informed him he does not have a license to do this. SM/OK/LB visited site on a Wednesday evening and he was not there.
- Agreed that we would trial the site guardian over the October half-term to gauge effectiveness. LB to find a company to offer a trial preferably over the October half term period.
- SM informed that there have been two Police raids in the past month for onsite brothels in Elm and Cherry.

8. A.O.B

- ME A date needs to be fixed for next Annual General Meeting to include the approval of accounts for 2018, 2019 and 2020.
- MG We should aim to secure the simpler amendment to the MA on the voting of 1 special resolution (1 member, 1 vote) with at least 21 days' notice and then encourage a good return upon proxy.
- Directors must stand for election as per the previously agreed rotation.
- ME Its better to get proxy votes in advance. Electronic meeting best solution.
- ME asked MG if he could assist with running of meeting and MG confirmed happy to help.

Meeting ended: 8:00 pm

