

Tenant Board Meeting

Wednesday 26th June 2024

Attendees:

Gerry Crease	Tenant Board Member
Marcus Cooper	Tenant Board Member
Liz Perryman	Tenant Board Member
Tony Cole	Tenant Board Member
David White	Housing Transformation Manager
Kerry Lecomber	Tenant Engagement Co-ordinator
Vicky Freer	Business Improvement Officer (p/t)
Deborah Fenton	Director of Housing (p/t)

Apologies

Georgia Mecoy

Welcome and introductions

Actions from last meeting

1. DW to invite a member of the Public Realm team to an upcoming meeting – Grounds Maintenance to attend 28th August meeting.
2. GM to send Tenant Board the Handbook scrutiny reports - done
3. Tenant Board to come back to GM with scrutiny recommendations - done
4. GM To send Board information on Chair and Vice Chair - done

Transactional Surveys and Housing Workshop

VF took the meeting through the recent survey results and the recent Housing workshop on Complaints.

Questions

MC enquired about our responsibilities on ASB reporting for private tenants which DW outlined.

LP enquired about the split of the figures and if they were for both Councils which VF confirmed.

DW then outlined definition of responsibilities for the Council and the Police.

GC enquired as to 'painter packs' which will be supplied going forwards. DW advised that they contained paint, rollers and brushes and there was a choice of paint colour.

MC enquired as to situation for disabled tenants and if we would carry out decorating works and DW advised we don't have the resources to do that but they would receive the painter packs.

Housing Updates

DF took the meeting through the position with the Housing Revenue Account (HRA) and the background to it in terms of history and government policy changes.

MC advised he had heard it spoken about previously and appears to have been brought about by the previous coalition government.

DF advised of attendance at Local Government Association (LGA) meetings alongside stakeholders such as Savills and the Chartered Institute of Housing (CIH). Savills and the CIH are currently putting a paper to the Government. Additionally Southwark Council are working with the 20 largest Councils in a similar way.

GC enquired as to what would happen to the 30 year plan when the government make changes. DF advised on membership of Association of Retained Council Housing (ARCH) and that the general request is for less changes from Whitehall.

LP enquired as to how proposed changes would affect tenants moving via Mutual Exchange (MEX) and DF advised whilst we can't deny MEX we will be carrying out inspections but MEX properties were essentially sold as seen.

TC enquired if that was the correct thing to do to just allow them but DW advise that MEX was a right in law.

Action: Overview and Scrutiny representatives to attend Tenant Board in future.

Scrutiny Projects – Tenant Handbook

KL advised on where project has reached and what next steps are which are to share it with Overview and Scrutiny and then bring final draft to Board for approval.

Community Action Days

KL took meeting through those that had taken place so far and those planned for the rest of the year and shared some 'before and after' photos for the Board to see the work carried out.

Chair and Vic Chair

DW advised all members will have 1:1 meetings before September and appointments will be made in September meeting.

AOB

GC enquired if budget information will include management costs and consultant fees etc. DW advised he can ask that that information is included.

LP advised she had spoken to the chair of the Overview and Scrutiny Committee who was hoping to come to this meeting and DW confirmed they will attend twice a year.