



## Minutes of TPG meeting at Denson Close Waterbeach on 12th November 2018

### Attendees (Tenants/Leaseholders)

Name	Address	
Patti Hall (PH(Vice Chair)	Cottenham	TPG
Angela Lewell (AL(Secretary)	Impington	TPG
Edna Ingrey (EI)	Gt Wilbraham	TPG
Glynis Goff (GG)	Waterbeach	TPG
Les Rolfe (LF)	Bourn	TPG
Helen Ballantyne (HB)	Dry Drayton	TPG
Adrian Prentis (AP)	Cottenham	TPG
Carol Akrbi (CA)	Impington	TPG
Betty Murphy (BM)	Melbourn	TPG
Dave Hammond (DH)	Gt Abington	TPG
Kathy Rice (KR)	Elsworth	TPG
Val Hickey (VH)	Waterbeach	TPG
A. Collett (AC)	Toft	Observer
E. Tomes (ET)	Toft	Observer

### Attendees (South Cambridgeshire District Council Representatives)

Name	Position in Council
Martyn Hilliam (MH)	Housing policy Officer
Peter Moston (PM)	Resident Involvement Team Leader
Helen Pagram	Resident Involvement Officer
Gill Anderton (GA)	Head of Development (New Build)
David Purnell (DP)	Head of Property Services Department

### Guests

Helen Leftley (HL)	Mears
Lee Clements (LC)	Mears

No.	Topic	Actions
1.	<p><b>Apologies</b> - Bob Petch - Nancy Chisholm - Joan Ball - Wendy Head - Beverley Agass</p> <p>Please ring Wendy on 01223 894394 or E-mail:- wendymhead@yahoo.co.uk if you are unable to attend the next meeting.</p>	All
2.	<p><b>Minutes of the previous meeting</b></p> <p>The minutes of the previous meeting were taken as read, agreed as a true record, and signed by the Chair.</p>	
3.	<p><b>Matters arising</b></p> <p>AP said it was not recorded in minutes about when communal hall is booked, that it is not being registered/recorded.</p> <p>CA said 6 paragraph 7 should say brought (not brough) and 6 paragraph 8 should say officer's (not officer).</p>	

<p>4.</p>	<p><b>David Purnell - Head of Property Services Department</b></p> <p>DP said WH had invited him but not really said what she wanted him to talk about so he will speak about the re-organising of his department. Property Service's include planned maintenance, IT, day to day repairs, warm homes and new heating systems.</p> <p>At present there are 4 different sections. Asset management (decent homes), planned maintenance which includes installation of lofts, walls, day to day repairs with Mears since 2012 and payments. £15 million budget with 30,000 work orders including IT repairs which we are renewing shortly, upgrading. Basically 4 will become 2. Emphasis has changed (warm home's - heating), government money all went in pot, so over the years 600 properties have had loft installations to 300 millimetres, new heating installed both electrical and gas. Now no longer any government money available . Very few grants now available so have to use own resources Also the fallout from Grenfell, have to prove all you do, appliance's etc. So there will be an operational section, which includes repairs (Mears), kitchens, bathrooms, roofing and big contracts. Then a specialist section, which will include gas, electric safety, asbestos and fire safety. There will be a dedicated surveyor for each one. Clerical will cover both sections and there will be no redundancies. Will be more focused and better able to deliver services.</p> <p>AP asked if warm homes still available as has his boiler checked every years and sends in the report. DP said yes there is, same channels, all held on database</p> <p>VH said installation not great in her property, anything in the future. DP replied programme continuing and should get in touch with Elaine Butterworth to see if property included.</p> <p>DP was asked how long it is before the cavity installation sinks. Will go and have a look. CA asked him how cavity could be done as bungalow has holes in the wall and there are mining bees in there, which never leave. DP said he did not know but will talk to pest control. Beyond his knowledge, may need to research on internet. PM said bee's nest are now protected. Can be taken away but costly. PH said there is a man who does it free, takes them away and puts them in his hives. These are masonry bees not mining ones as in CA's wall. LR said there are badly fitting soffits and facia boards at Bourn where bees get in, one even had bats. Estate officer had asked for it to be fixed. One has been done but what about the other 26 properties. DP will send someone out.</p>	<p>DP</p> <p>DP</p>
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5.	<p><b>Helen Leftley - Mears Commercial Response Manager</b>  <b>Lee Clements - Mears</b></p> <p>HL said she had a few updates and then would answer any questions. Cyclical programme finishes next week, Kitchen and bathroom programme going well and new windows, doors finishes in November. Say what you see survey being done.</p> <p>VH said thank you for a good job done (at Waterbeach), sockets and painting.</p> <p>PH said they did not do the guttering at Franklin's and did not paint the numbers. Someone from Mears will call tomorrow.</p> <p>CA said had washed over outside house but the end of the guttering has gone and water goes into the car park. Someone will go to look at it.</p> <p>LR said he would like to thank Lee for getting an electrician out the next day after he'd been told it would be 3 weeks.</p> <p>PH said the light at Franklin Garden's on the communal room needed sorting as shines to bright in someone's home. LC will look into this.</p>	LC
6.	<p><b>Gill Anderton - Head of Development (New Build)</b></p> <p>GA gave everyone present a leaflet on 'Our new build Council House programme 2015-2020', and then went through it.</p> <p>New Council houses built, the 1st in 25 years. £5 million for 3 years. With houses costing £175 to £200 thousand each we started small. Programme of 84 houses, either for rent or shared ownership and 4 market sales. These are all completed. At present on sites to build a further 43 and about to go on site at Hardwick to build a further 27. We don't own any land and are unable to buy, so work with developers and large builders. For every 200 built, 40% are affordable (80). Get best deals for budget. Have 5 and a half thousand homes but not able to borrow on, is not allowed as would be a public debt. However Theresa May has said go off and borrow, so in the future could we build more. That is a potential, but could be both scary and risky. The future is more positive. Another 150 if we borrow more money, 50 a year which we could accelerate.</p> <p>PH said affordable is not really affordable. GA said she agreed. Housing Association's and Council's have to pay back. Have 30/40 year business plan, money on the market for that time. Loan has to be paid back in that time. Got 50/60% from government in olden days and now it's zero, so have to work with what we've got.</p> <p>CA asked if Gill knew about the plot of land in Impington, a proposed small estate. GA was unaware of it at this stage. Said go on South Cambs web-site, put in your village and any planning application will come up.</p> <p>DH said his granddaughter had gone to see one of the bungalow's not sold in Gt Abington but it was £450,000 and you couldn't do any alteration and never buy it outright. GA replied that it wasn't council, but shared ownership on an exception site meaning you can only buy 80% of the property.</p>	

	<p>GA said looking at a scheme called Rent to Buy. You pay a higher rent which is put into equity and after 5 years you own 5/8% of the property. After 10 years may want to buy it, so over time buying into it. Only in very early stages at present. Also rent plus, rent property then after 5, 10, or 15 years your gifted a 10% deposit. if you say you'll buy after 5 years and then can't afford it, someone else has to buy it.</p> <p>VH asked if ever envisage stop to being able to buy council houses.GA replied 'no'</p>	
7.	<p><b>AOB</b> MH said the Sheltered housing booklet is open for consultation.</p> <p>PM thanked the scrutiny team for their help on South Cambs letters. 35 were looked at, updated and report has been signed off. PM will be taking this to the next corporate meeting to give a report on. May be used as a principle in others in the future. The sheltered housing/leaseholder draft (for new people coming into sheltered), feedback is needed. Views needed as soon as possible as will take completed one to next sheltered forum in January. Date of next TPG meeting is 10th December and there will be mince pies and nibbles.</p> <p>AP said at the sheltered forum he said there was nothing about leaseholders in the draft, had this been done. MH said he will integrate something into the booklet this week and let AP see it. AP also asked if people voted onto TPG had signed the code of conduct. Was told yes they have.</p> <p>CA asked when is the next editorial. PM said in February and then March/April. There had been a different process with the newsletter. Had gone outside to be put together instead of in house. There is no difference to cost.</p> <p>LR asked why speakers don't come. No reason could be given.</p> <p>ET and AC asked if they could have minutes from this and the other meetings (leaseholder and sheltered forum). Asked to give name and address to MH and he will see they get them.</p> <p>DH said when they build houses (big builds), infrastructure 110 homes why isn't school made bigger. Present one is overflowing. PM said planners should look at it, need to, can become critical. LR said when they build 150 houses, school should be done and further homes are not built until this happens. PM said would be a good idea to get someone from planning to come to a meeting.</p> <p>Everyone involved in TPG would like to thank Chelsea (Hilliam) for all her past help and wish her every success for the future.</p>	<p>MH</p> <p>MH</p>
8.	<p><b>Date, time and venue of the next meeting</b> Monday 10th December 2018, 18:30 to 20:30 at Denson Close Waterbeach</p>	