

Company Number 05564649
A Company Limited by Guarantee
Registered in England

St Leger Homes of Doncaster Limited

**WEST AREA BOARD MEETING
MONDAY 16 APRIL 2007 at 4:00 PM**

Present

Cllr Mrs Ros Jones (Chair), Mrs Lyn Ralph, Cllr Beryl Roberts, Mr Frank Protheroe, Mr George Jackson, Mrs Dorothy Chamberlain, Dr Rory Perrett, Mrs Betty Clayton, Mr Ian Gardner, Mr Sid Hall.

In Attendance

Judith Jones (Director of Customer Services), Paul Lightfoot (Asst Director of Property Services), Aileen Tutgun (PA), Maxine Newton (Board Support Officer).

	ACTION
1. Apologies and Quorum	
1.1 Apologies were received from Cllr Doreen Woodhouse, Linda Teasdale, Cllr Margaret Ward, Cllr Elsie Butler, Cllr Maureen Edgar and Linda Milan.	
1.2 It was noted that a quorum was present. The meeting was chaired by Cllr Ros Jones.	
2. Declarations of Interest by Area Board Members	
2.1 Lyn Ralph and Sid Hall declared an interest in item 6 by virtue of being Tenant Board Members.	
3. Minutes of previous meeting held on 12 March 2007	
3.1 The minutes of the West Area Board Meeting held on 12 March 2007 were approved as a correct record.	
4. Matters arising from previous minutes held on 12 March 2007	
4.1 Minute 7.6 – Clarification was sought whether letters were being sent to tenants advising of outcomes following asbestos ‘Reality Checks’.	
Agreed that the Director of Customer Services would investigate.	JJ
4.2 Minute 9.4 – Members were advised that the parking bays at	

Wellingtonia Drive in Campsall were complete.

5. Estate Improvement Fund

- 5.1 The Director of Customer Services presented to members an updated Estate Improvement Fund document as at 10 April 2007. She commented that most work had been completed and that items 6 and 12 had been deferred however, money for both projects would still be allocated from the 2006/07 budget.
- 5.2 Item 13 - One member enquired whether motors would be fitted to the protective roller shutters at the Communal Hall.

It was agreed that this would be investigated.

JJ

- 5.3 **The Area Board noted the contents of the report.**

6. Co-Option of Tenant Area Board Member onto the Board

- 6.1 The Director of Customer Services presented this report the purpose was to inform Area Board members of the request of the Board, following two Tenant Board Member retirements, that one Tenant Board Member of the West Area Board is selected to be co-opted to serve on the Main Board until the 2007 AGM in November 2007.
- 6.2 She explained that this was a good opportunity for members to experience the role of a Main Board member without fully committing.
- 6.3 Both Betty Clayton and Frank Protheroe expressed an interest in the role.

Members were advised that an interview process would be carried out by the HR Committee, members to be contacted shortly.

JJ/LM

- 6.4 **The Board noted the contents of the report.**

7. Any Other Business

- 7.1 One member asked for historical Area Board minutes and papers to be published in a secure area of the website for Area Board members to access.

It was agreed that the information would be made available on the website.

MN

- 7.2 He asked for the organisational structure including the Boards and

Committee's to also be reviewed on the website.

It was agreed that this would be reviewed.

MN

- 7.3 The same member raised concerns over the maintenance of a neighbour's fence who owned 2 dogs that raised safety issues and also an issue with a faulty boiler at another address.

Both addresses were passed onto SLHD who agreed to investigate both matters.

PL

- 7.4 Members enquired as to what progress had been made on the Decency Standards in respect of bungalows. They were advised that there was still a considerable amount of bungalows yet to complete. However, once the Inspection results were known then in conjunction with DMBC a programme could be produced and presented to the Area Board. Members were informed that the current year's programme was published on the website.

It was agreed members would receive a copy of the revised Decency Standards programme together with a presentation.

JJ

- 7.5 Kirkstall Close, Bentley – one member enquired what funding may be available for the Centre that was in need of electrical repairs, decorating and guttering maintenance.

She was informed that an Estate Improvement Fund form could be submitted for the decorating and that SLHD would investigate if any further funding could be made available for the electrical repairs.

JJ

She was advised that the guttering maintenance was linked to the painting programme that had not yet been done. The Director of Property Services was putting a programme together for painting that would encompass any guttering maintenance.

- 7.6 Members agreed to review the EIF form at the sub-committee group on Monday 23 April 2007.

- 7.7 Concerns were raised by one member over properties within the Red House Lane area that may have been missed when SLHD had carried out Decency work in relation to kitchen and bathrooms. They were advised that these properties could be picked up when the Capital Programme was presented to the Area Board and specific questions could be directed to the Assistant Director of Capital Programmes.

- 7.8 Another member raised concerns on behalf of a member of the public who had been awarded funding through the EIF for the installation of gates at a shop on Beckett Road. She was concerned about breaching rights of way.

SLHD agreed to investigate and reassured members that it was the company's responsibility to ensure no breaches had been made before installation. JJ

7.9 Betty Clayton gave her apologies in advance of the May Area Board meeting.

8. Date and Time of Next Meeting

Monday 14 May 2007.

The meeting ended at 4.35 pm.