

**MINUTES OF ELLOWES HALL
TENANTS' AND RESIDENTS' ASSOCIATION
PUBLIC MEETING.**

Held at The British Legion Club,
Ruiton Street. Dudley.
Thursday 17 January 7.15 pm start.

PRESENT: As attendance list.

APOLOGIES: Chris Bate, Elaine Lloyd, Janet Hand, Sgt Rob Simpson, George Jones.

1 Welcome and Introduction

Chair welcomed everyone to the meeting and thanked them all for coming out on such a bad night.

2 Apologies

As above

3 Minutes of previous meeting and matters arising

A question was raised about the removal of the wooden bollards in Boundary Crescent. They have now been removed, Cllr Wright stated at a possible cost of £2500, and replaced by metal ones. Residents now want these removing, but one gentleman wants two to be left. Overall cost to sort the matter out could be £10,000.

Cllr Branwood read out extract from an e-mail sent to him regarding contractors' ID cards and the use of the appropriate equipment to complete jobs. Copy attached.

Chris Overton spoke about harsh letters being sent out to people in rent arrears. These are being reviewed, but were sent out originally to try and cut out arrears in the first place.

4 Housing Managers – Patch Report

Main concern for Chris Overton at the moment is anti-social behaviour in the alleyway between bungalows in Church Street and the Five Ways. Youths have been setting fire to wooden fences. There are still gangs of children roaming about even though there is an exclusion zone in place. Cllr Wright asked about anti-social team

being set up at a cost of £400,000. Cllr Turner stated that a team dedicated to anti-social behaviour is being set up. Part of the money is going to legal people to deal with bad tenants. Hoping for everything to be in place soon. A suggestion was made that a guest speaker should attend a future Public Meeting to talk about the work they will be carrying out. Everyone thought that this was a good idea.

5 Question and Answer Session with Housing Managers. (Due to time restrictions, once report and Q&A has been made HMs will have to leave the meeting)

A resident asked about the lack of street lighting outside 2C Ellowes Road, which is an old people's bungalow. Apparently a light was taken out and has left the area very dark and unsafe for the people living there.

Matter will be looked into. HMs AS and CO said that any problems could be reported to Dudley Council Plus on 0300 555 2345.

There was also some concern expressed about the lack of gritting being done in the same area. Cllrs said that there was no excuse for this as there are ample supplies of grit.

6 Police Report

Apart from anti-social behaviour there are no real concerns at the moment.

7 Group Feedback

(Committee member that represents TRA in other Groups)

For information:

Dudley Federation of TRAs (DFTRA) Paul Greenway, George Jones, Chris Bate and Elaine Lloyd

PACT

PG said that there was nothing to report at the moment apart from the concern shown at the PACT meeting about anti-social behaviour on the Five Ways.

8 AOB

Change of name for TRA

Water leaks towards the bottom of Ellowes Road have appeared again. Housing Manager AS to report it. Committee member WE reported window being broken on 257 bus. There had been rumours of this and 297 bus being taken off.

The name of association is now being changed to Ellowes Hall and Area Tenants' and Residents' Association. Old name gave the impression that the area covered was limited to Ellowes Hall.

Use of Community Funding money was raised. JP reported that committee had enquired about intercoms for vulnerable people but CB was told that this would not be possible. CO stated that Age Concern may be able to supply these.

A toddlers' play area was suggested by the committee. Cllr Wright asked where this would be placed. Possible site could be land in Colwall Road. Cllr Turner said that if quotes could be obtained then it could be decided if council would be able to contribute money.

- 9 **Date, time and venue of next Public Meeting**
The British Legion, Ruiton Street, Lower Gornal, Dudley
18 April 2013 – 7 pm for 7.15pm start – 9pm

Meeting closed 8.10pm



"Andrew Taylor"
<andrew.taylor@dudley.gov.uk>
19/10/2012 15:11

To "Cllr. Dave Branwood"
<cldr.Dave.Branwood@dudley.gov.uk>
cc
bcc

Subject FW: Elected Member Enquiry - Councillor Dave Branwood -
First Contact Re: Housing Repairs - 2011 - Dated 12/10/2012
Aspire Ref: 4917266

History: This message has been forwarded.

Good Afternoon Cllr Branwood

X Our window fitting principal contractor is called Excell 2000 and fit approximately 100 windows per week across the borough.
They all have ID Cards and only attend houses via pre-arranged appointment.
They have their own supervisors who oversee the day to day needs but we have 2 Council Officers assigned to windows and doors who visit at least two addresses a day where work is being undertaken. One of which investigated this matter for me below.
We are in receipt of an agreed method statement from them where they can fit certain sized windows from two ladders provided other factors are adhered to. Where the conditions are not suitable for the ladders they are obligated to provide either a tower scaffold or independent scaffold.
Unfortunately they do not all have company vans with logos, This is also the case for the majority of our Direct Workforce who use their own vans. *X*

We will always investigate where it's alleged that dangerous practices are being carried out, and I appreciate the concerns raised below and welcome any future feedback.

I hope this meets with your approval

Kind Regards

Andrew Taylor
District Repairs Manager
01384 812201
07799 070772
andrew.taylor@dudley.gov.uk

-----Original Message-----

From: Dean Trevis
Sent: 17 October 2012 13:58
To: Paul Blakeway
Cc: Sue Hopson; Andrew Taylor
Subject: RE: Elected Member Enquiry - Councillor Dave Branwood - First Contact Re: Housing Repairs - 2011 - Dated 12/10/2012 Aspire Ref: 4917266

Hello Andrew,

Having looked into the issues raised below I have approached our window/door fitting contractors Excel 2000 about our concerns.
All of Excel's fitters are issued with I.D cards and uniforms.
Their installation method of installing windows by the use of Ladders is clearly laid out in their Method statement and also approved by our Safety Team.
I can't see a policy where contractors vehicles are not allowed to be "Unmarked"

Regards,