

WATMOS COMMUNITY HOMES

BOARD BRIEFING NOTE

Special Meeting Held on Tuesday 10 February 2009

1. **Repairs & Major Works Partnership Contract**

The Board considered a report that set out the status of the final two shortlisted contractors (Burrowes Home Comfort and Ian Williams). The Board requested further analysis of costs and other benefits before a decision could be made on approving one of the two shortlisted contractors. The Board also delegated the final decision to the Chair.

2. **Asset Management Strategy**

The Board received the Group Asset Management Plan which set out our investment priorities for the period 2009-2013. It was agreed that the Plan should also reflect within its objectives, the commitment to ensure a good relationship between contractors and tenants. The Board approved the plan subject to ensuring budget provisions being identified.

3. **Community Empowerment Review Results**

The Board approved the draft service improvement plan and the recommendations made by the TMO Consultative Committee to implement Option 1 which is to deliver the service improvements within current arrangements with some jointly funded external support / training.

4. **Aids & Adaptations Policy**

The Board agreed the following amendments to the Aids & Adaptations Policy:

- To increase the maximum cost limit for adaptations to be undertaken by WATMOS from £5,000 to £6,000.
- To establish a waiting list of residents needing aids and adaptations that is prioritised based on need.

5. **Leasehold Property Repurchase**

The Board agreed to repurchase a leasehold flat at Burrowes Street. Previously, the Board had decided not to pursue buy-backs because of the difficulty in making these work financially. On this occasion however, the very low asking price made the purchase viable.

6. **Sponsorship of the Commission on Co-operative & Mutual Housing**

The Board agreed to sponsor the Commission on Co-operative and Mutual Housing through a payment of £5,000 to support its work. The Commission aims to gather information and undertake research into co-operative and mutual housing and promote this method of housing provision with national policy-makers.

It was suggested that each TMO might also consider sponsorship based on a pound per property in management.