

**FIRST CHOICE HOMES
SADDLEWORTH & LEES LOCAL BOARD**

**MINUTES OF THE MEETING HELD ON
Wednesday 2 November 2005**

PRESENT:

Tenant Board Members: Jean Bradley (Vice Chair); Edith Bentley; Bill Hullah

Councillor Board Members: Val Sedgewick.

Independent Board Members: Winifred Dillon.

IN ATTENDANCE:

Gary Walsh, Link Manager.

Sue Walker, Board Support Officer.

The meeting commenced at 7.00pm

1. ELECTION OF CHAIR

Councillor Brian Lord was nominated and seconded as the Chair of the Local Board for the year, 2005/06.

2. WELCOME, INTRODUCTIONS AND APOLOGIES

Jean Bradley welcomed everyone to the meeting. Apologies had been received from John Hudson, Councillor Board Member; and Brian Lord, Councillor Board Member.

3. ELECTION OF VICE CHAIR

Jean Bradley was nominated and seconded as the Vice Chair of the Local Board for the year, 2005/06.

4. ANY ITEMS OF URGENT BUSINESS INTRODUCED BY THE CHAIR.

None.

5. TO RECEIVE DECLARATIONS OF INTEREST IN ANY CONTRACT OR MATTER TO BE DISCUSSED AT THE MEETING

There were no declarations of interest.

6. TO APPROVE THE MINUTES OF THE MEETING HELD ON 14 SEPTEMBER 2005

The minutes of the meeting held on 14 September were agreed as an accurate record.

(8) It was agreed that the issue of forming a performance sub committee should be discussed at the next meeting scheduled for 14 December 2005.

(10) Gary reported that work at Vaughn Close is now complete.
Work at Lodge Lane and at Benyon Street is ongoing.

7. PUBLIC QUESTION TIME

There were no tenants or residents present at the meeting. The Chair reported that no questions had been submitted by the public under the Public Question Time forum.

8. REVIEW OF CARETAKING SERVICES

Deferred to meeting on 14 December 2005.

9. FEEDBACK FROM INSPECTION:

Gary reported on the results of the recent inspection of First Choice Homes Oldham by the Audit Commission's Inspectorate: He provided a brief summary of their provisional report and summarised by stating that the Inspectorate had found many strengths. He ended by stating that the report was due to be published in late November 2005.

10. UPDATE FROM MAIN BOARD

Jean provided a short report on progress at main board meeting on 11 October 2005.

The Board held a short discussion on issues surrounding PFI. Val raised concern regarding tenants at Lees House. As PFI is now scheduled, there is no Warden and tenants feel isolated. Youths are causing a nuisance.

Gary agreed to get in touch with security and put a request in for a regular call in on these properties.

11. ITEMS FOR FUTURE MEETINGS

There were no items proposed for future meetings.

12. ANY OTHER BUSINESS

None.

13. DATE & TIME OF NEXT MEETING

Wednesday 14 December 2005, 7.00pm at Old Mill House