



Tinkers Bridge Residents Association  
Annual General Meeting  
28 February 2013  
Minutes

**Present**

The meeting was chaired by Paula Mason, Resident Involvement Officer, Milton Keynes Council and was attended by 16 local residents, Tracy Pearson (Community Mobiliser, CAMK), Jason Grace (Head of Major Works, MKC) and Derek Beaumont (partnering manager, Milton Keynes Council)

Apologies were given by Anthony Hodson Curran (Head of Assets and Strategy, Milton Keynes Council)

**Community First Application**

Ron Ellis outlined an application for this which needed to be agreed as a matter of urgency. An application for the Community Development Foundation for £2,500 to put on events in Tinkers Bridge was being submitted to match fund the hours put in by community volunteers. The residents agreed that this should be put in and Paula Mason agreed to contact the chair of the Woughton Community Council later that evening to ensure it wasn't going to be late.

**Chairpersons report**

Paula Mason read out the report written by Ron Ellis, previous chair of TBRA, who was standing down at this meeting.

The report thanked the outgoing members of the committee and highlighted some of the many achievements of the Residents Association. He discussed the recent insulation work which had been carried out on private properties but had not been done on the Council owned ones. There was also some thanks for the agencies which had worked with the Residents Association and he wished the new committee well.

**Election of new committee**

The new Committee was elected on as follows;

Chair - Two nominations were received and John Orr was elected by 5 votes to 3. The other candidate was Teresa Parsons, who received 3 votes

Vice-chair – Teresa Parsons, unopposed

Treasurer – Janet Wales, unopposed

Secretary – Kym Wales, unopposed

Other Committee members – Alex Wells, Carl Wright, Paul Seabourne, Jasmine

**Insulation and carports** – Derek Beaumont, Milton Keynes Council

Various issues were discussed and are detailed below

- o It was reported that Jephsons had said they wouldn't pay for boilers to be fixed. Derek said that if MKC put in new boilers then Jephsons would follow suit.
- o Derek reported that Building Control had now looked at the work carried out by Cornerstone and were ready to sign it off. Letters will be sent to private residents to show this.
- o There were no immediate plans for Cornerstone and MKC to get together to start doing any work.
- o The Ward Councillors were aiming to put together a programme of regeneration which would include insulation and roofs on all estates, particularly those in the Woughton Parish area.
- o With regard to heating and insulation a delivery partner was going to be appointed. This company would plan the project, find funding for the project, carry out the project and manage it.
- o Any work would take approx 18 months to put in place, however there was no commitment to a date as the works on the Lakes needed completing first.
- o There are approx 60 council tenants which have not had any insulation done. This will be looked into by the end of March but there may be issues with space and tanks.
- o UPVC doors will be being looked into in the new financial year. There are approximately 149 houses which need to be done. There was no tender being down as the existing contractor will carry out the work.
- o If people are experiencing problems with their doors prior to this then they need to report to the Repairs Service Centre.
- o Any issues with private rented properties should contact Private Sector Housing. They can inspect houses and, within their power, will take enforcement action if it is a category 1 hazard.
- o Residents complained that guttering at the back of the properties is not efficient. There are not enough down pipes. It was explained that there is no programme for this as the amount of drainpipes is standard for all properties, including new ones. If any more were to be put in it would require permission to break into drains. If gutters were to be changed then it would be part of a whole house solution, however there would be issues with private houses who would have to pay for any works. ECO funding wouldn't pay for gutter clearing.

- o Funding for insulation from Cornerstone has gone. Council properties were not done and residents felt this was down to the Council's negativity. They looked at what happened if things went wrong, rather than if things went right.
- o Some of the issues surrounded building regulations which were not done beforehand.
- o Tenders for insulation were being sought. Each of the 60 properties would only cost about £300.
- o The tendering process at MKC was explained and all tenders must go through the Council's tendering website.
- o MITIE will be the council's repairs contractor until 2016.
- o Jephson currently have a painting programme. They were waiting to see what MKC does in Tinkers and would follow their lead.

### **Any Other Business**

- o One resident said that repairs to back gates were on hold. The resident was asked to discuss after the meeting.
- o Woughton Community Council – had reviewed how it gave its grant aid budget. Briefly the budget was £10k which had been divided into £5k for the estates and £5k for different organisations. Tinkers Bridge would be eligible for £432 (as an estate, not the Residents Association). There were no grants for running costs but if an association put in a grant for something i.e. paper then they would have to provide three quotes. Currently the Tinkers Bridge Residents Association is the only one which pays for a hall and from April it was agreed that they can have it at no charge.
- o Tracy Pearson described a possible energy project which could take place for both Tinkers Bridge and Loughton by the National Energy Foundation. The two power hubs at Congrieve and Bascote could be monitored and residents would be asked to reduce their power consumption. It was still very vague as to how the project would work but Tracy would keep residents informed. It was suggested that the new chair could invite the NEF to the next meeting.
- o An empty property was reported as being empty for about 6 years with windows open. The Empty Homes Office is aware and has been dealing with this.

<b>Actions</b>	<b>Responsibility</b>
Invite a representative of NEF to the next meeting to discuss the energy project being proposed	John Orr
The empty house was reported as being empty for about 6 years – following a discussion with the empty homes officer he is in talks with the owner who is currently indecisive about what to do with the property. The officer will continue to pursue as part of his role at MKC.	Paula Mason