

St Georges Court Resident Panel – Minutes

Chair – Andrew Bateson

Date and Room Details – 27/1/26 St Georges Court Church

| ATTENDEES | |
|------------------|-----------------------------------------|
| Name | Title |
| Laura Street | Lead Tenant Liaison Officer (Tai Calon) |
| Andrew Bateson | Consultant for Assets (Tai Calon) |
| Mike Jones | Safeguarding Officer (Tai Calon) |
| Jean Hamer | 94 SGC |
| Andrea Weed | 88 SGC |
| Paula Robbins | 74 SGC |
| Dianne | 66 SGC |
| Graham Smith | 66 SGC |
| Georgina Reeves | |
| Wendy Jones | 83 SGC |
| Mark | 97 SGC |
| Gareth Donovan | Head of Service for Assets and Property |

| No. | Title | Appointed | Due Date |
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| 1 | <p>Welcome and Introductions</p> <p>Andrew welcomed everyone and made introductions.</p> | | |
| 2 | <p>Notes of last meeting -</p> <p>Noticeboard – Prices have been sourced. We will need to decide the best place to put them. Andrew mentioned arranging to walk around with residents to see where they would like them to be placed. We will need to have lockable noticeboards that lock internally and will need to see what information needs to be shown within them. Noticeboards will be free standing.</p> | A.B | 24/3/26 |
| 3 | <p>Estate Improvements –</p> <p>Bull nosing of the communal steps has started; decorations programme to be started shortly, weather dependant.</p> <p>Decorating ceilings and railings only for now, next financial year we will be looking to then do walls. Walls will have to slightly be a different colour to railings to meet RNIB guidelines etc, colours will be run by residents beforehand for consultation.</p> <p>Ventilation – We are working on programme of ventilation – currently in planning stages,</p> | | |

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| | <p>contractors are starting to contact residents now. Residents mentioned some areas have penetrating damp rather than condensation, Andrew assured this will be rectified when other works such as EWI start. Damp survey will be raised in the meantime to see what can be done in the meantime, may also need to use AICO monitors to track certain information within properties.</p> <p>Main funding has not been secured yet, however there is allocated budget in place to carry on with other works in meantime.</p> | | |
| 5 | <p>Windows Installation -</p> <p>Ground floor – 1 set currently complete, there is an issue with design to brickwork which needs more in-depth design. We will be unlikely to install anymore until end of march.</p> <p>Brick work to be started mid Feb currently awaiting quotes from contractor. Order to windows supplier due to go in this week. Current programme to now go onto end of April.</p> <p>Utility room windows – Not to currently be done at this stage, these are attached to curtain walling, we would need to bring window forward and this would create a gap. It is not safe or practicable to move the windows forward at this stage. Curtain walling will be done during EWI.</p> <p>There have been a few teething issues with number 66, we need to allow enough room inside for ventilation. The ceiling becomes too low as new windows header piece is installed, this will look strange until cladding is complete. Outside will look a little strange until EWI complete. Residents of 66 are liking the new windows and the flat is now warmer than it used to be.</p> | | |

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| | <p>There are a few ground floor flats where windows are on first floor, due to health and safety we may need scaffolding. Quotes provided for this have been expensive we are currently looking at alternatives to using scaffolding safely. Access will be needed to measure inside.</p> <p>Void property – windows will be installed and ventilation and hopefully we can use this as a show flat once completed. Prices are being sourced for trial of alternative heating, (Infra-red nex gen, aresource pump). Andrew and Gareth gave an in-depth explanation of these technologies.</p> | | |
| 6 | <p>AOB</p> <p>Mike Jones updated that the housing officer for St Georges Court (Rachel Lloyd) is off work at the minute and advised residents to call main Tai Calon number if there are any issues.</p> <p>There will be another property becoming void shortly which is number 33 – The roof leak is to be fixed shortly as a temporary measure.</p> <p>Gareth mentioned that a preventative plan is to be put in place once decorating communal areas completed, to keep the areas looking tidy.</p> | | |
| 7 | Date of next meeting – 24th March 2pm | | |
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