SOUTHERN SHELTERED HOUSING JOINT BOARD

ORDINARY BOARD MEETING

22nd FEBRUARY 2021

AGENDA – OPEN SESSION

Item Number	Item	Action Required
1.	**OPENING OF THE MEETING**	
1.1	Welcome, Apologies & Declarations	As required by Board members
2.	**MINUTES**	
2.1	Minutes of the Ordinary Meeting held on the 14th December 2020	For Board approval
3.	**MATTERS ARISING**	
3.1	Matters Arising Report	For noting
3.2	Ratification of email votes for January 2021	For Board confirmation
4.	**MOTIONS – None**	
5.	**FINANCE**	
5.1	Invoices for payment in February 2021	For Board approval
6.	**HEALTH, SAFETY & ENVIRONMENTAL PERFORMANCE**	
6.1	Projects Update	For noting
7.	**PUBLIC CORRESPONDENCE & COMMUNICATIONS**	

8.	**POLICY & RESOURCES**	
8.1	Proposed amendment to Board Order	For Board discussion & approval
8.2	Meeting dates 2021	For Board discussion
9.	**PUBLIC CONSULTATIONS - None**	
10	**ANY OTHER BUSINESS OF AN URGENT NATURE (BY PERMISSION OF THE CHAIR)**	

Item 3.1

SOUTHERN SHELTERED HOUSING JOINT BOARD

MATTERS ARISING REPORT

Marashen Crescent Fire Safety – All additional smoke detectors have now been fitted. There have been no call outs to report.

Item 3.2

SOUTHERN SHELTERED HOUSING JOINT BOARD

RATIFICATION OF EMAIL VOTES

Payment of January 2021 invoices – In favour DR, BW, CQ & SG

Approval of 2 applications – In favour DR, BW, CQ & SG

Approval of 2 allocations – In favour DR, BW, CQ & SG

Approval of Year End Financial Statements for 31st March 2020 – In favour DR, BW, CQ, SG & TM

SOUTHERN SHELTERED HOUSING JOINT BOARD- Invoices to be paid in February 2021

Date	Inv #	Supplier	Details	Housing	Net	VAT	Total Cost	NL Code
27/01/2021	INV-0960	Adorn Leasing Limited	MH Monitoring charge 27.1.21 to 26.4.21	MH	£487.50	£97.50	£585.00	5120
14/01/2021	0	Andrew McEwan	32B MC- Change kitchen worktops	MC	£535.04	£0.00	£535.04	5000
04/01/2021	0	Andrew McEwan	55MC- Change kitchen worktops, fit new door handles	MC	£709.84	£0.00	£709.84	5000
04/02/2021	47826	Cleervu Ariel Specialists Ltd	1 MH- 2.2.21 check tv signals & replace amplifiier in loft	MH	£80.19	£16.04	£96.23	5000
29/01/2021	1221194	ELLAN VANNIN FUELS	Burning oil 1701L	SF	£646.38	£32.32	£678.70	5160
30/01/2021	1220991	ELLAN VANNIN FUELS	Burning oil 5025L	MH	£1,909.50	£95.48	£2,004.98	5160
04/02/2021	1221838	ELLAN VANNIN FUELS	Burning oil 1293L	SF	£491.34	£24.57	£515.91	5160
21/01/2021	1220534	ELLAN VANNIN FUELS	Burning oil 1608L	SF	£578.88	£28.94	£607.82	5160
15/02/2021	1855	Heattech Ltd	55 MC- Supply & install new bathroom flooring	MC	£4,615.00	£230.75	£4,845.75	5000
15/02/2021	1856	Heattech Ltd	29 RYC- Clear air lock from bath tap	RYC	£26.50	£1.33	£27.83	5000
15/02/2021	1860	Heattech Ltd	49 MC- Kitchen tap	MC	£109.00	£5.45	£114.45	5000
15/02/2021	1863	Heattech Ltd	51 MC- Tighten gland on cold water supply tap	MC	£26.50	£1.33	£27.83	5000
15/02/2021	1864	Heattech Ltd	13 RYC- blow out drains and test on completion	RYC	£98.00	£4.90	£102.90	5000
31/01/2021	20/3068	Liftmann	Service to curved stairlift RYC visit 1 of 2	RYC	£82.00	£16.40	£98.40	5240
11/02/2021	20/3071	Liftmann	Service to Lift at MH visit 1 of 12	MH	£100.00	£20.00	£120.00	5240
28/01/2021	961181962	Manx Gas	MC Gas 31.12.20 to 27.1.21	MC	£4,439.13	£221.96	£4,661.09	5160
28/01/2021	961181961	Manx Gas	RYC Gas 31.12.20 to 27.1.21	RYC	£5,878.55	£293.93	£6,172.48	5160
28/01/2021	961181960	Manx Gas	CV Gas 31.12.20 to 27.1.21	CV	£1,653.62	£82.68	£1,736.30	5160
01/02/2021	14598666	Manx Telecom	SF/MH Telephone Feb 2021	SF/MH	£177.66	£35.53	£213.19	5200
28/01/2021	U1728332	Manx Utilities	4 RYC- 27.10.21 to 21.1.21	RYC	£17.37	£0.86	£18.23	5160
28/01/2021	U1728337	Manx Utilities	55 MC- 15.12.20 to 21.1.21	MC	£22.68	£1.13	£23.81	5160
				Subtotal	**£22,684.68**	**£1,211.10**	**£23,895.78**	

SOUTHERN SHELTERED HOUSING JOINT BOARD- Invoices to be paid in February 2021

Date	Inv #	Supplier	Details	Housing	Net	VAT	Total Cost	NL Code
28/01/2021	U1727490	Manx Utilities	RYC Boiler room- 27.10.21 to 21.1.21	RYC	£431.25	£21.56	£452.81	5160
25/01/2021	U1724994	Manx Utilities	1 MH Electricity 23.12.20 to	MH	£3.40	£0.17	£3.57	5160
21/01/2021	U1722841	Manx Utilities	Block 33 MC Electricity- 03.11.20 to	MC	£9.71	£0.48	£10.19	5160
26/01/2021	U1725463	Manx Utilities	SF Electricity- 22.10.20 to 19.01.21	SF	£1,181.55	£59.07	£1,240.62	5160
27/01/2021	U1726431	Manx Utilities	MH Landlord 26.10.20 to 20.1.21	MH	£1,409.43	£281.88	£1,691.31	5160
10/02/2021	U1735771	Manx Utilities	FlatA Block 32 MC- Electricity 16.11.20 to 05.02.21	MC	£26.85	£1.34	£28.19	5160
01/02/2021	3333	March Consultants	SF &MH Asset condition report Boiler	SH & MH	£1,750.00	£350.00	£2,100.00	5002
01/02/2021	14108	Orb Limited	Payroll Jan 2021		£56.50	£11.30	£67.80	5220
01/03/2021	01416127	OTIS Limited	RYC Lifts 1.3.21 to 31.5.21	RYC	£630.14	£126.03	£756.17	5240
15/12/2020	138057	Stewart Clague Services	35A MC- connect washing machine	MC	£31.25	£6.25	£37.50	5000
27/01/2021	138862	Stewart Clague Services	55 MC- Attend site & carry out EICR report	MC	£244.80	£48.96	£293.76	5000
20/01/2021	8565	Test & Maintenance Services Ltd	SF- Call out to trace & rectify fault to nurse call line	SF	£85.00	£17.00	£102.00	5000
10/02/2021	050IN140238	Yesss Electrical	GE 61071 T5 LongLast 35W		£9.75	£1.95	£11.70	5000
				Subtotal	**£5,869.63**	**£925.99**	**£6,795.62**	
				Total	**£28,554.31**	**£2,137.09**	**£30,691.40**	

Item 6.1

SOUTHERN SHELTERED HOUSING JOINT BOARD

PROJECTS UPDATE

Mill Hope & Sandfield Boilers

The boiler reports are on the private Agenda for commercial sensitivity.

Mobility Scooter Charging Stations

Consultants have been instructed and a proposal will be brought to the Board when available.

Reayrt y Chrink – Flats 1&3

The Board are requested to consider the scheme progressing.

Street Light Removal at Sandfield

The lights have been removed and the item will now be removed from the Agenda.

SCS Electrical work at RYC, CV & MC

The contractor has been requested to proceed with the work.

Mill Hope Roof

The contractor has been requested to proceed with the work.

Item 8.1

SOUTHERN SHELTERED HOUSING JOINT BOARD

PROPOSED AMENDMENT TO BOARD ORDER

Statutory Document No. 20XX/XXXX

C

Local Government Act 1985

SOUTHERN SHELTERED HOUSING JOINT BOARD (AMENDMENT) ORDER 2021

Approved by Tynwald:
Coming into operation: in accordance with article 2

The Department of Infrastructure, after consulting with every local authority affected by this Order[1], makes the following Order under section 7 of the Local Government Act 1985.

1 Title

This Order is the Southern Sheltered Housing Joint Board (Amendment) Order 2021.

2 Commencement

If approved by Tynwald, this Order comes into operation on the day after its approval.

3 Southern Sheltered Housing Joint Order 2020 amended

The Southern Sheltered Housing Joint Board Order 2020[2] is amended as follows.

4 Article 5 substituted

Substitute article 5 (functions of the joint board) —

« **5 Functions of the Joint Board**

The Joint Board —

(a) must within the joint area carry out the functions of the constituent authorities under the Housing Act 1955 to 2011 so far as they relate to the provision of accommodation for

(i) older persons; and

[1] As required by section 7(5) of the Local Government Act 1985.
[2] SD 2020/0062.

(ii) persons who are not older persons but for whom the Joint Board considers that, by reason of exceptional circumstances, it ought to provide accommodation;

(b) may, on any land owned by the Joint Board, carry out the functions of the constituent authorities under section 13 of the Road Traffic Regulation Act 1986.»

MADE

T S BAKER
Minister for Infrastructure

EXPLANATORY NOTE

(This note is not part of the Order)

This Order amends article 4 of the Southern Sheltered Housing Joint Board Order 2020 (SD 2020/0062) to allow the Joint Board to make an order under 13 of the Road Traffic Regulation Act 1986 in relation to any land owned by the Joint Board.

Item 8.2

SOUTHERN SHELTERED HOUSING JOINT BOARD

MEETING DATES FOR 2021

2021 Meeting Dates	
22nd February 2021	
29th March 2021	
22nd April 2021	**Election**
26th April 2021	