SOUTHERN SHELTERED HOUSING JOINT BOARD

ORDINARY BOARD MEETING

26th APRIL 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 22nd February 2021	For Board approval
2.2	Ratification of decisions from March 2021	For Board approval
3.	**MATTERS ARISING - None**	
3.1	Matters Arising Report	For noting
3.2	Ratification of votes from March 2021	For Board confirmation
4.	**MOTIONS – None**	
5.	**FINANCE**	
5.1	Invoices for payment in April 2021	For Board approval
5.2	Payment of Rates 2021/22	For Board approval
6.	**HEALTH, SAFETY & ENVIRONMENTAL PERFORMANCE**	

6.1	Projects Update	For noting
7.	**PUBLIC CORRESPONDENCE & COMMUNICATIONS**	
8.	**POLICY & RESOURCES**	
8.1	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

Fire Safety – A false alarm call out has been reported at RYC. Unfortunately the Warden could not stand down the Fire Service in time. Discussions are already ongoing with electrical contractors regarding upgrading the fire alarms in RYC and an estimate is awaited.

Item 3.2

SOUTHERN SHELTERED HOUSING JOINT BOARD

RATIFICATION OF EMAIL VOTES

Payment of March 2021 invoices – CQ/BW proposed the invoices are settled - DR, TM & SG were in favour.

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

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

Date	Inv #	Supplier	Details	Housing	Net	VAT	Total Cost	NL Code
12/04/2021	28200	4Ts Window Cleaners	MH/CV/RYC/MH Window Cleaning	MH/CV/RYC/MH	£285.00	£0.00	£285.00	5240
08/04/2021	1228004	ELLAN VANNIN FUELS	Oil 1521L	SF	£623.61	£31.18	£654.79	5160
08/04/2021	1227697	ELLAN VANNIN FUELS	Oil 4054L	MH	£1,658.45	£82.92	£1,741.37	5160
26/02/2021	1224613	ELLAN VANNIN FUELS	Oil 1807L	SF	£722.80	£36.14	£758.94	5160
25/03/2021	1227019	ELLAN VANNIN FUELS	Oil 1500L	SF	£615.00	£30.75	£645.75	5160
31/03/2021	1227515	ELLAN VANNIN FUELS	Oil 1301L	SF	£533.41	£26.67	£560.08	5160
31/12/2020	SIN254813	G4S SECURE SOLUTIONS LTD	MC Attend 8.12.20 advice on improving fire system	MC	£127.00	£25.40	£152.40	5000
14/04/2021	99873	INFO TECH SYSTEMS	Callout 7.4.21 callpoint system down,arrive on site no issue	MH & SF	£45.00	£9.00	£54.00	5000
31/03/2021	20/3249	Liftmann	MH Service to Lift- visit 3 of 12	MH	£100.00	£20.00	£120.00	5240
30/03/2021	961182202	Manx Gas	MC Gas 25.2.21 to 30.3.21	MC	£4,682.48	£234.12	£4,916.60	5160
30/03/2021	961182201	Manx Gas	RYC Gas 25.2.21 to 30.3.21	RYC	£5.43	£0.27	£5.70	5160
30/03/2021	961182200	Manx Gas	CV Gas 25.2.21 to 30.3.21	CV	£1,764.88	£88.24	£1,853.12	5160
01/04/2021	14793101	Manx Telecom	SF & MH Telephone bill April 2021	SF & MH	£172.99	£34.60	£207.59	5200
23/03/2021	U1756496	Manx Utilities	52 RYC- Electricity 3.11.20 to 25.2.21	RYC	£32.84	£1.64	£34.48	5160
19/04/2021	080x7515330	NFU Mutual	Commerical Core Insurance		£18,259.75	£0.00	£18,259.75	5000
01/04/2021	14509	Orb Limited	IOM Payroll Admin		£56.50	£11.30	£67.80	5220
21/03/2021	4092	PSM Commissioners	DLO Wages & Equipment March 21		£2,763.80	£552.76	£3,316.56	5000
01/04/2021	4093	PSM Commissioners	Admin Fee Q1:2021-22		£11,169.05	£2,233.81	£13,402.86	5220
12/04/2021	RJT1710	Richard J Taylor Decorating	11 CV- decoration & painting all internal areas	CV	£1,140.00	£228.00	£1,368.00	5000
12/04/2021	RJT1711	Richard J Taylor Decorating	22 RYC- decoration & painting all internal areas	RYC	£1,300.00	£260.00	£1,560.00	5000
25/03/2021	139795	Stewart Clague Services	15 MC- attend site 8.3.21 electrical repairs	MC	£158.13	£31.63	£189.76	5000
				Subtotal	**£46,216.12**	**£3,938.43**	**£50,154.55**	

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

Date	Inv #	Supplier	Details	Housing	Net	VAT	Total Cost	NL Code
25/03/2021	139797	Stewart Clague Services	55 MC- Attend site install new cable from tv master point	MC	£150.90	£30.18	£181.08	5000
08/04/2021	139886	Stewart Clague Services	55 RYC- attend site 1.4.21 invesigate fault to lights	RYC	£75.00	£15.00	£90.00	5000
31/03/2021	004170	Suntera Global	Account fee for period end 31.3.20		£1,150.00	£230.00	£1,380.00	5180
18/12/2020	8518	Test & Maintenance Services Ltd	SF- Remove 2 lamposts	SF	£885.00	£177.00	£1,062.00	5000
25/01/2021	92781	Unique Fire Protection	MC- fire extinguishers serviced & fire blanket inspected	MC	£153.75	£30.75	£184.50	5240
				Subtotal	**£2,414.65**	**£482.93**	**£2,897.58**	
				Total	**£48,630.77**	**£4,421.36**	**£53,052.13**	

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

Breakdown of invoices to be paid by supplier

Row Labels	Sum of Total Cost
4Ts Window Cleaners	£ 285.00
ELLAN VANNIN FUELS	£ 4,360.93
G4S SECURE SOLUTIONS LTD	£ 152.40
INFO TECH SYSTEMS	£ 54.00
Liftmann	£ 120.00
Manx Gas	£ 6,775.42
Manx Telecom	£ 207.59
Manx Utilities	£ 34.48
NFU Mutual	£ 18,259.75
Orb Limited	£ 67.80
PSM Commissioners	£ 16,719.42
Richard J Taylor Decorating	£ 2,928.00
Stewart Clague Services	£ 460.84
Suntera Global	£ 1,380.00
Test & Maintenance Services Ltd	£ 1,062.00
Unique Fire Protection	£ 184.50
Grand Total	**£ 53,052.13**

SOUTHERN SHELTERED HOUSING JOINT BOARD

RATES 2021-22 TO BE PAID BEFORE 30TH JUNE 2021

Date	Property/ Control Account Number	Supplier	Details	Category	Total Net
01/04/2021	503545	IOM Government Treasury Rates Section	Rates 21/22- 1MHC	Rates payable	£748.62
01/04/2021	503537	IOM Government Treasury Rates Section	Rates 21/22- 2MHC	Rates payable	£748.62
01/04/2021	503529	IOM Government Treasury Rates Section	Rates 21/22- 3MHC	Rates payable	£748.62
01/04/2021	503511	IOM Government Treasury Rates Section	Rates 21/22- 4MHC	Rates payable	£748.62
01/04/2021	503503	IOM Government Treasury Rates Section	Rates 21/22- 5MHC	Rates payable	£952.24
01/04/2021	503498	IOM Government Treasury Rates Section	Rates 21/22- 6MHC	Rates payable	£806.80
01/04/2021	503480	IOM Government Treasury Rates Section	Rates 21/22- 7MHC	Rates payable	£952.24
01/04/2021	503472	IOM Government Treasury Rates Section	Rates 21/22- 8MHC	Rates payable	£609.44
01/04/2021	503456	IOM Government Treasury Rates Section	Rates 21/22- 10MHC	Rates payable	£864.97
01/04/2021	503448	IOM Government Treasury Rates Section	Rates 21/22- 11MHC	Rates payable	£748.62
01/04/2021	503430	IOM Government Treasury Rates Section	Rates 21/22- 12MHC	Rates payable	£748.62
01/04/2021	503422	IOM Government Treasury Rates Section	Rates 21/22- 13MHC	Rates payable	£864.97
01/04/2021	503414	IOM Government Treasury Rates Section	Rates 21/22- 14MHC	Rates payable	£719.53
01/04/2021	503406	IOM Government Treasury Rates Section	Rates 21/22- 15MHC	Rates payable	£719.53
01/04/2021	532768	IOM Government Treasury Rates Section	Rates 21/22- 16MHC	Rates payable	£748.62
01/04/2021	532792	IOM Government Treasury Rates Section	Rates 21/22- 17MHC	Rates payable	£748.62
01/04/2021	532823	IOM Government Treasury Rates Section	Rates 21/22- 18MHC	Rates payable	£748.62
01/04/2021	532857	IOM Government Treasury Rates Section	Rates 21/22- 19MHC	Rates payable	£748.62
01/04/2021	506014	IOM Government Treasury Rates Section	Rates 21/22- Ancillary rooms	Rates payable	£1,068.60
					£15,044.52

Item 6.1

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PROJECTS UPDATE

Mill Hope & Sandfield Boilers

Discussions are ongoing with the Housing Department, consultants and Clerk regarding the viability of solar panels on this particular project.

Mobility Scooter Charging Stations

The project has recommenced after lockdown and the Foreman is due to meet with the consultant to progress.

Reayrt y Chrink – Flats 1&3

Discussions are ongoing with the contractor to get the scheme tender ready. Given that the majority of tenants have received both doses of their vaccine, it is recommended that the scheme progresses.

Mill Hope Roof

The work is due to commence in May.

Fire break walls in MC

Investigations into a suitable and cost effective solution are ongoing and will be brought to the Board for approval.

Item 8.1

SOUTHERN SHELTERED HOUSING JOINT BOARD

MEETING DATES FOR 2021

2021 Meeting Dates	
31st May 2021	
28th June 2021	
19th July 2021	If required
22nd July 2021	**LA Elections**
30th August 2021	
27th September 2021	
25th October 2021	
29th November 2021	
20th December 2021	