SOUTHERN SHELTERED HOUSING JOINT BOARD

ORDINARY BOARD MEETING

24th MAY 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 26th April 2021	For Board approval
3.	**MATTERS ARISING**	
3.1	Matters Arising Report	For noting
4.	**MOTIONS – None**	
5.	**FINANCE**	
5.1	Invoices for payment in May 2021	For Board approval
5.2	Payment of Mill Hope rates	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

Letter to Minister – The requested letter to the Minister has not been issued as of yet, this is due to the Department issuing further comment on the report that they are disappointed the recommendation is to replace like for like and not to adhere to the Departments policy of looking for renewable energy options.

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

Date	Inv #	Supplier	Details	Housing	Net	VAT	Total Cost	NL Code
29/04/2021	140161	SCS	10RYC Pendants electrical	Housing	£127.03	£25.41	£152.44	5000
29/04/2021	8864	Test and Maintenance	Fire alarm checks - April 2021		£82.50	£16.50	£99.00	5240
29/04/2021	8857	Test and Maintenance	MH - replace bollard lighting		£874.68	£174.94	£1,049.62	5240
18/03/2021	U1549819	Manx Utilities	46MC - 07/02/20 to 05/03/20	Housing	£5.74	£0.28	£6.02	5000
01/04/2021	503464 20 21	Isle of Man Government	MH 9 Rates 20/21		£726.78	£0.00	£726.78	5250
01/04/2021	431524 20 21	Isle of Man Government	40RYC Rates 20/21		£555.90	£0.00	£555.90	5250
01/04/2021	431469 20 21	Isle of Man Government	38RYC Rates 20/21		£555.90	£0.00	£555.90	5250
01/04/2021	431079 20 21	Isle of Man Government	25RYC Rates 20/21		£555.90	£0.00	£555.90	5250
01/04/2021	252629 20 21	Isle of Man Government	MC Guest 20/21		£219.66	£0.00	£219.66	5250
15/04/2021	1228528	Ellan Vannin Fuels	Oil - 1047 L - 15/04/21		£444.98	£22.25	£467.23	5160
22/04/2021	1228979	Ellan Vannin Fuels	Oil - 1502L - 22/04/21		£653.37	£32.67	£686.04	5160
27/04/2021	U1777713	Manx Utilities	Communal lounge - 19/01/21 to 19/04/21		£1,660.19	£83.00	£1,743.19	5240
27/04/2021	U1777714	Manx Utilities	Landlord MH - 20/01/21 tyo 19/04/21		£1,067.31	£213.46	£1,280.77	5160
28/04/2021	U1778975	Manx Utilities	Boiler room - 21/01/21 to 20/04/21		£599.51	£119.90	£719.41	5240
26/04/2021	961182322	Manx Gas	MC - 31/03/21 to 26/04/21		£3,121.38	£156.07	£3,277.45	5160
				Subtotal	**£11,250.83**	**£844.48**	**£12,095.31**	

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

Date	Inv #	Supplier	Details	Housing	Net	VAT	Total Cost	NL Code
01/06/2021	01425361	Otis Ltd	Lift - contractual maintenance RYC		630.14	126.02	756.16	5240
30/04/2021	21/3328	Liftmann	Service - MC - April 21		288.00	57.60	345.60	5240
30/04/2021	21/3329	Liftmann	Service - CV - April 21		246.00	49.20	295.20	5240
30/04/2021	21/3355	Liftmann	Service - MH - April 21		100.00	20.00	120.00	5240
06/05/2021	8875	Test and Maintenance	MH - electrical fault lighting		234.99	47.00	281.99	5240
19/05/2021	1051/30451	MC Locksmith	RYC boiler cuboard new lock fitting		319.49	63.90	383.39	5000
10/05/2021	28228	4Ts Windows	Window cleaning - May 21		285.00	0.00	285.00	5240
13/05/2021	140414	SCS	5CV- LED lighting electrical		116.24	23.25	139.49	5000
13/05/2021	140406	SCS	MC - emergency lighting electrical		182.87	36.57	219.44	5000
10/05/2021	1229702	Ellan Vannin Fuels	Cil - 3500L - MH - 10/05/21		1522.50	76.13	1598.63	5160
11/05/2021	U1786538	Manx Utilities	Lighting - 15/12/20 to 22/04/21		28.73	1.43	30.16	5000
				Subtotal	**£3,953.96**	**£501.10**	**£4,455.06**	
				Total	**£31,428.83**	**£2,257.33**	**£33,686.16**	

Item 6.1

SOUTHERN SHELTERED HOUSING JOINT BOARD

PROJECTS UPDATE

Mill Hope & Sandfield Boilers

Discussions are ongoing with the Housing Department, consultants and Clerk. A verbal discussion will be required at the meeting.

Mobility Scooter Charging Stations

The project has been moved to McGarrigle Architects, who assisted with the original plans for charging stations and is progressing.

Reayrt y Chrink – Flats 1&3

Expressions of Interest were reissued and the project has moved to tender stage. The Clerk will provide a further verbal update at the meeting.

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.

RYC Smoke detector installation

Below is the quote received for the replacement of the smoke detectors, there are 77 flats in total, which would cost a total of £11,039.49.

It is recommended that the upgrade is carried out in stages.

Further to Steve's site survey, please see below estimate :-

Reayrt Y Chrink

10-year Lithium battery backup Smoke detectors (specification attached)

- Supply and installation of 1no. AICO EI3016 smoke detector to the lobby area of each flat including cabling and consumables **£143.37 +VAT** per detector
- Cabling to be installed in service mounted pvc trunking where needed
- Testing & Certification

We have provided the same estimate as Marashen Crescent and will reduce the costs accordingly if the works are completed in less time than allocated

I trust this helps and hope to be of service to you

Please let me know if you require any further information

#ALARMSSAVELIVES

Optical Smoke Alarm – Ei3016

- Contains a high-performance optical sensor
- Mains powered with 10-year rechargeable Lithium cell back-up
- Compatible with SmartLINK™ interconnection and monitoring technology
- AudioLINK™ Data extraction technology
- Dust compensation - unique self-monitoring mechanism
- easi-fit base
- 10 Year life

FIT IN:

Hallway Landing Living Room Dining Room

CONTAINS:

AudioLINK™

FOR WIRELESS INTERCONNECTION:
ADD Ei3000MRF

SmartLINK®

PRODUCT DESCRIPTION

The Ei3016 Optical Smoke Alarm contains a high-performance optical smoke sensor, which is best for detecting slow, smoldering fires. In addition, the smoke chamber design, integrated insect screen and unique automatic dust compensation reduce the risk of false alarms.

The Ei3016 runs on 230V AC mains power. In the event of mains failure, the 10 Year+ built in tamper-proof rechargeable lithium cells will provide back-up supply and continuous operation.

The Ei3016 contains AudioLINK technology, which allows you to extract real time data from the alarm directly to a smartphone or tablet via the AudioLINK App.

The Ei3016 self-checks its sensor, battery and internal circuitry every 48 seconds. Any fault condition found will be indicated by a combination of yellow LED flashes and/or audible beeps.

The memory feature allows an alarm that has previously activated to be easily identified (through the red flashing LED).

The alarm is fitted with a large Test/ Silence button to facilitate frequent testing of the alarm and system. The silence function allows the alarm/ system to be silenced in the case of a false/ nuisance alarms and low battery/ fault beeps.

SmartLINK compatible - plug in an Ei3000MRF module for wireless interconnection, data extraction and real-time notifications of alarm activations and events via the SmartLINK Gateway and Portal.

Specifications are subject to change

TECHNICAL SPECIFICATION

Sensor Type:	Optical
Supply Voltage:	230V AC, 50Hz
Power Consumption:	0.25W (standby)
Battery back-up:	Rechargeable lithium cells **Sound**
Level:	85 dB(A) at 3 meters
Temperature:	Operating - 0°C to 40°C
Humidity Range:	15% to 95% RH (non-condensing)
Button Test:	Simulates the effect of smoke and checks chamber, electronics and horn
Silence Function:	Silences alarm for 10 minutes Silences fault beeps for 12 hours
AudioLINK:	Enabled
SmartLINK:	Compatible via the Ei3000MRF module
Indicator LED's:	Green - Power Red - Alarm/ Silence mode/ Memory Yellow - Fault/ End of life
Memory Feature:	Records last alarm event
Insect Screen:	Fine mesh
Fixing:	easi-fit base (supplied)
Plastic material:	HIP UL 94 V0 Flame Retardant
Dimensions:	Product - 150mm x 55mm Package - 180mm x 155mm x 62mm
Weight:	336g (Boxed 402g)
Warranty:	5-year (limited) warranty
Approvals:	

KM: 522831
BS EN 14604:2005

Rev2 03/2019 KTS

Company Registration No. 2544399
WEEE Registration No. WEE/AE0109WY
Battery Producer Registration No. 2544399w

www.aico.co.uk 01691 664100 an Ei Company

Item 8.1

SOUTHERN SHELTERED HOUSING JOINT BOARD

MEETING DATES FOR 2021

2021 Meeting Dates	
28th June 2021	
19th July 2021	If required
22nd July 2021	**LA Elections**
30th August 2021	Bank holiday – meeting to be moved
27th September 2021	
25th October 2021	
29th November 2021	
20th December 2021	