

# Haddonhall Residents Tenant Management Organisation

## Minutes of Board Meeting

Date 4/11/2008

Present	George, Doris Koh-Tan, Darren, Mustapha, Rachida, Flo, Michael P, Cllr McNally, Ebenezer Taylor, Slyvia	
1. Apologies	Cllrs Zuluta & Mackie, Sue John Knight	
<b>Agenda item</b>	<b>Decision</b>	<b>Action by</b>
2. Minutes 7/10	<p>George corrected a precious minute by stating that Co-opted members do have voting powers at Committee meetings.</p> <p>All other points agreed.</p>	<b>Info</b>
3. Matters arising	<p>The meeting with Margaret O'Brien regarding communal heating procedures is still outstanding. George to arrange.</p> <p>Cllr McNally then gave a brief update on various issues affecting TMOs:</p> <ul style="list-style-type: none"> <li>• The next round of CGS funding opens in January; it was also confirmed that previous rounds of unspent CGS money granted to the TMO was safe. However the previous funds are unspent because of delays with the Council in commissioning the work that has been requested. Cllr McNally to chase.</li> <li>• A Community Council Fund also opens up in January. Grants are anything in the range of £50-£1000 and every estate is encouraged to apply. Ida will attend the relevant meetings regarding this.</li> <li>• The outstanding report for the surveyors regarding the football pitch area is still being awaiting. MP to chase Nat Stevens regarding this.</li> <li>• Smartwater anti-theft liquid is available at the Ward Panel meetings.</li> <li>• 200 PC's are also available to be given away as redundant stock by LBS in blocks of 5 or 10 to estates. The Committee welcomed this and agreed that a bid of 5 would suffice for this year – however concerns relating to access, supervision, training, security and timings were raised – all requests has to be in by end of November.</li> </ul>	<p><b>George</b></p> <p><b>MN</b></p> <p><b>Ida</b></p> <p><b>MP</b></p> <p><b>INFO</b></p> <p><b>All</b></p>
4. Election of Officers	<p>Sylvia was elected Treasurer</p> <p>Rachida was elected as Training Officer.</p>	<b>Info</b>
5. Forum representatives	TMOLC – George & Claudius (deputy)	

	BB Housing Forum – George & Flo (deputy) Community Council – Ida SNT – Claudius & Darren	<b>Info</b>
6. Sub-Committees	Staff – George, Darren and Rachida Finance – Ida, Sue, and Sylvia  Social – Rachida, Sylvia, George, Flo and Mustapha Training – Rachida, Claudius and George Repairs – George, Darren, Flo, Rachida and Ebenezer ( <b>Note: Ebenezer was co-opted onto the committee at this stage</b> ) Policies & Procedures – George and Ida.	
7. Continuation Ballet	There appeared to be an element of confusion as to if and when the last continuation ballot was held within the TMO. Ida and Claudius will endeavour to find when this was.	<b>Ida / Claudius</b>
8. Estate Matters	<p>It was decided that fallen leaves on the greenery was to be prioritised over the cutting of shrubs and plants.</p> <p>The management of Staff Leave continues to be a perennial problem, exacerbated with the fact that Barry now has 3 weeks holiday to take. Full-time cover will be in place during this period with a percentage of this cost being made by an increase in Service Charges. Claudius to implement and manage more stringent monitoring of staff A/L requests with immediate effect.</p> <p>Rachida complained about the adverse conduct of some of the new residents, particularly sub-letters. It was agreed that an item will be placed in the next newsletter together with a resident's information pack being compiled to reinforce the point that any anti-social behaviour will not be tolerated.</p> <p>A build of moss on the garage doors was highlighted as a (quite literally) growing problem. A question arose if the removal of this was covered under Major Works.</p> <p>The lighting by the Jam Factory was again mentioned as a problem that needed to be dealt with as the nights are growing darker.</p> <p>In response to a proposal by George that the TMO arrange for the cleaning up of the pathway bordering the Jam Factory and the Estate a point was raised as to who the legal owner of the pathway actually is. George to enlist the assistance of Cllr McNally to</p>	<p><b>INFO</b></p> <p><b>Claudius</b></p> <p><b>INFO</b></p> <p><b>INFO</b></p> <p><b>INFO</b></p> <p><b>George</b></p>

9. External Meetings	<p>clarify this.</p> <p>The next SNT meeting is on 10/11/08.</p>	<b>INFO</b>
10. AOB	<p>Parking Update – Ida explained that the Southwark Parking Group is to give a presentation at some point in the future.</p> <p>The trimming of the trees is to be done in phases.</p> <p>Michael P announced that he will be vacating his present post on April 9th 2009 as he has plans to emigrate to Australia.</p>	<b>INFO</b>
11. Date of next meeting	Date of next meeting on December 2 <sup>nd</sup> . This will potentially incorporate a Xmas meal at a venue to be decided.	<b>INFO</b>