

Haddonhall Residents Tenant Management Organisation

Minutes of Board Meeting

Date 12/5/2009

Present	George, Flo, Maureen, Ebenezer, Rachida, Ida, Sue, Leone Stanley (LBS), Martin	
1. Apologies	Cllrs, Darren, Doris	
Agenda item	Decision	Action by
2. Minutes 7/4	Agreed	All
3. Matters arising	Letter to Dave re retirement – Martin and George to progress this.	Martin and George
4. Budget	<p>We discussed the proposed budget for 2009-2010. We agreed that Barry should get a mobile top-up as and when he needed from petty cash. We agreed that he should have £50 paid to him retrospectively for calls made on his mobile last year.</p> <p>The over 70s redecoration allowance will now get done by the Council directly, so there is no need to have a budget heading for this. Martin to check that we got this money back from the council last year. The budget was approved.</p>	<p>Martin</p> <p>Martin</p>
5. Signage	<p>After some discussion about what signage we wanted on the estate, and the fact that the cost was substantial, we agreed the need for a more thorough review of signage requirements which Martin could report back to the Board on in three months' time, after consultation with residents.</p> <p>Leone recommended asking Southwark Council's signage team at Copeland Road for a quote.</p>	<p>Martin</p> <p>Martin</p>
6. External decorations contract	<p>We agreed to go with BNC contractors. George pointed out that the greenery will need to be cut back and the barbed wire removed before the railings could be painted.</p> <p>In response to a question from Leone, George reported that we do not use contractors from an approved list. Leone reminded us that it is a requirement to do so.</p>	<p>Martin</p> <p>George?</p>
7. CGS bid	<p>George proposed that for the 2009 – 2010 CGS bid we request the development of an outdoor gym in the kickabout area. The CGS Project Officer has confirmed that such a bid would be acceptable. There is the prospect of match funding from Working with London City Bridge Trust, and the Physiotherapy Department at Guy's Hospital would be willing to run workshops using the gym. The proposal was agreed.</p>	George
Toilet cisterns	George reported that we have some capacity in our	

	repairs budget to carry out some preventative repairs. George proposed using this budget to replace the old toilet cisterns on the estate on a rolling programme. There was not unanimous support for this idea, and there was some concern as to whether this was the best use of the repairs budget. We agreed that Martin would look at the stock condition survey and any surveys carried out as part of the recent decent homes work to see if there were more pressing needs, and report back to the Board.	Martin
Participatory budget	This has been discussed at previous meetings. As a trial, we will be offering £1,000 to be used to make improvements on the estate. Residents will be asked to submit bids for what they would like done. We agreed that the AGM would make the final decision based on a shortlist drawn up by either the Board or a sub committee. George to circulate the poster and form for proofing.	George
External meetings	George met with Southwark's Engineering Department to discuss communal heating on the estate. They will report to Martin Green that the piping system needs replacing. They also discussed the problem of needing to access the roof areas in order to maintain the heating system. Currently some residents have locked the connecting doors between properties, preventing the engineers from accessing neighbouring properties. This needs to be addressed. Martin and George are to meet with Cheryl Phillips at Southwark Council Major Works to discuss changes to the Major Works programme and how this affects our estate.	Martin? George / Martin
Any other business	Leone to report on the Equalities Impact Survey and what we need to do at the next meeting. We need a new bank signatory and online banking person to prepare for Ida stepping down before the next AGM.	Darren/George All
Date of next meeting	2 nd June 2009 at 6:30pm	Info