

**Haddonhall Residents Tenant Management Organisation**  
**Minutes of Board Meeting**  
**Date 2nd February 2010**

Present	George, Flo, Maureen, Ebenezer, Sue, Doris, Martin, Patrick	
1. Apologies	Leone Stanley (LBS), Rashida	
Agenda item	Decision	Action by
2.Minutes/Welcome	The minutes for Jan 10 meeting was discussed and agreed. Patrick who was elected at the last residents meeting was officially welcomed onto the committee by George. George also apologised to members for the delay in circulating the minutes and then suggested that in future the minutes should be circulated on time to enable members to go through before the meeting	All
3. Estate Manager's report	<p>See attached for a copy of the report. The following are the key issues which were discussed as part of the report:</p> <p>Due to an incident involving a tenant who has recently moved onto the estate the committee suggested that Martin undertake a joint welcome visit to the property with Maureen to discuss the matter. Martin advised that the other outstanding welcome visit which was due as at the last meeting has since been undertaken</p> <p>Martin reported that void works at 52 Rephidim was going on smoothly and he anticipates the property will be ready for letting by Friday, 12 February.</p> <p>Martin informed members that Southwark Investments and Asset Management Team has still not come back to him with a date for undertaking the outstanding defects works. George suggested to Martin to involve Cllr McNally who would be able to put pressure on Southwark if the situation does not change</p> <p>Martin reported that the hanging baskets had been erected by Ambius but there were a few which were not done properly so he is going to arrange for Ambius to come back and remedy the problem.</p> <p>Martin reported that George and Shirley had started running the coffee mornings on Tuesday mornings. According to Martin only a few residents attended on the first day which he thinks could be due to the bad weather and also the advert going out late.</p> <p>Martin presented an update on arrears monitoring and advised that there were still 17 tenants in arrears of over 7 weeks out of which 5 are gradually reducing their arrears while the other 12 have increased in the last month. Martin advised the committee that he would be arranging an appointment to meet all the tenants in arrears to discuss the arrears and also review their</p>	Martin

	<p>agreements</p> <p>The committee suggested that Martin provide a list of training courses available to members at the next meeting. Ebenezer advised that he would be interested in the "Training for Board Members" course.</p>	
4. Residents events/ Meetings	<p>George reported to members that he attended the Safer Neighbourhood Meeting in January. According to George it was a very short meeting because there was not too much to be discussed. George said that the good news was that the recent crime figures show that crime has dropped in the borough.</p> <p>George also reported that he attended the Rothsay Street Regeneration meeting which was organised to discuss the proposed regeneration for the area. George said that he raised a number of issues relating to Haddonhall side of the project on which he received assurance from the project team that it would be considered as part of the consultation with residents. George advised that it is important Haddonhall residents are encouraged to participate in the consultation as the final decision on what is going to happen would depend on what majority of local residents would prefer.</p> <p>Despite some concerns about the possibility of bad weather the committee agreed to hold the residents open day on Saturday, 13 February. George advised that it was important the open day goes ahead on that day so that residents can start using the gardens and outdoor gym during the school half-term break. It was agreed to keep it low key and then organised a bigger event in summer when the weather is good. It was agreed that the event would be used to obtain ideas for next years Community fund from residents and also use it to encourage more residents to join the committee. After deliberations it was agreed that instead of hiring an event company to organise the event which would incur more cost to the TMO the various events for the day i.e. sending out invites, marquee, music, face painting, drinks and food etc would be organised by the committee and the estate team</p>	George
5. Committee matters	<p>George explained to the committee that he had recently sent out a strong worded letter to all residents about recruiting more people onto the committee because he was concerned about the management of the estate going back to Southwark as the TMO was still without a Secretary and Treasurer. George asked individuals to think about taking over some of the vacant position and let him or Martin know if they are interested</p> <p>The committee deliberated about ways to attract and/or encourage new members on to the committee and agreed to reduce the number of meetings by holding the main committee meetings fortnightly and then sub-</p>	George

	<p>committee meetings in between. It was therefore agreed that after the next meeting in March the committee meetings would be held bi-monthly meaning that the next meeting after March would be in May. Members were not sure of the sub-committees they agreed to join so George suggested that he would check previous minutes and update members at the next meeting</p> <p>George also mentioned that the committee has to start looking at setting the budget for 2010/11 financial year. George promised to let Sue know when he receives details about the TMO's allowance for the financial year so that she can assist with setting the budget. George also asked Martin to speak to Lisa and set a date for meeting to set the budget.</p>	
7. Community Worker	<p>George informed members that the recruitment for the post was going ahead as planned. George advised members that due to cost implications the partners have decided to use Haddonhall for the recruitment process instead of outsourcing it to a recruitment agency. As a result Martin would be leading on sending out the recruitment pack to prospective candidates, short listing, arranging the interviews, putting together the interview panel etc. George also used the opportunity to inform the committee that he would be applying for the post.</p>	George
8. AOB and date for next meeting	<p>In the absence of any further discussion the meeting was closed. Date for next meeting is Tuesday, 2 March 2010</p>	