

Haddonhall Residents Tenant Management Organisation
Minutes of Board Meeting
Date 9 March 2010

Present	George, Flo, Ebenezer, Doris, Patrick, Martin, Ben Beck (LBS)	
1. Apologies	Leone Stanley (represented by Ben Beck), Sue, Mustapha, Maureen	
Agenda item	Decision	Action by
2. Minutes	Minutes of Jan meeting was discussed and agreed	All
3. Matters arising	<p>George raised concerns that once again there were not enough members at the meeting to form a quorate. A discussion was held on the number of members required to be present at the meeting to form a quorate. There were divided opinions on whether it should be 6 or a third of the total number of committee members. Ben mentioned that if what members were saying was true then with the current number of members on the board our current rules were unrealistic and suggested that it would be sensible for the TMO to change the rules.</p> <p>Following the discussion It was agreed that George will check the rules and the issue of changing the rules discussed in detail at the next meeting. Ben advised that both Southwark and the FSA would have to be informed if the TMO decides to make any changes to the current rules.</p> <p>Members discussed and agreed that Patrick and Maureen should be accepted onto the board as Treasurer and Secretary respectively. Members also agreed for George to continue as the chairman. It was also suggested that it would be a good idea for the TMO to elect a Vice Chairman who can under study George and take over the chair should the need arise in future.</p> <p>It was suggested that the necessary training would have to be arrange for both Patrick and Maureen to enable them to perform their role effectively. Ben suggested that Martin contact Yetunde at the Tenant Participation Team who would be able to arrange for Maureen to go on the next course Southwark would be holding on minutes taking.</p> <p>George raised his concerns about conflict of interest with regards to the various roles he performs on the estate i.e. chairman, Community Worker as well as being tenant. Following a brief deliberation between members all it was agreed that there was no need for any concerns as there are strict rules with regards to the various roles and also in performing those roles George does not have access to confidential information relating to tenants.</p>	George
4. Estate Action	Martin went through in detail an action plan he had	

Plan	<p>drafted for the estate which he said would be a working document that would change with time depending on the key issues on the estate and the priorities of residents. Due to time constraints Martin could not finish going through the entire action plan and it was agreed that the discussions would be continued at the next meeting. Members made various suggestions which Martin would incorporate into the final draft.</p>	Martin
5. Sub-committees	<p>It was discussed and agreed that for the committee to be able to operate effectively and efficiently members would have to volunteer to be members of the following sub committees who would be meeting in between the bimonthly committee meetings to discuss various key issues affecting the estate as well as the delivery of our service:</p> <ul style="list-style-type: none"> • Staffing • Finance • Audit • Social <p>George mentioned that some of the key tasks that the sub-committees would be dealing with are going to be reviewing and putting together a tenant pack to be given to new tenants at sign up's, undertaking a health check of the TMO, reviewing and updating the TMO's policies and procedures as well as agreeing the TMO's yearly budget.</p> <p>It was agreed that further information on the various sub-committees and a selection form would be sent to all before the next meeting to enable members to decide on which of the committees they would like to join.</p>	George
6. Gardening	<p>Members present said they were impressed with Jason and the improvement he has made to the garden on the estate since he joined the organisation as a gardener. George informed members that he had been having discussions with Jason on a number of garden projects like establishing an estate Green House, revamping the raised flower beds, and also competing in the Southwark in Bloom Competition in the near future. George also mentioned that for Jason to be able to effectively plan ahead and organise the garden projects it would be a good idea for a budget to be set aside specifically for the gardening projects on the estate which Jason would be managing himself with the support and approval of Martin. Members present agreed that it was a laudable idea.</p>	George

7. Training	<p>George and Ben discussed the new “Active Learning for Residents in the Driving Seat” with members and encouraged all to use the opportunity to go on the course which according to George is one of the best training courses available to residents of social landlords. Ben informed and encouraged members to attend the courses because trainees attending the courses would be working towards gaining a real qualification which is recognised in the outside world. Ben also mentioned that for trainees to attain their qualification they would also have to do a small amount of work outside the training days to demonstrate what they have learnt and how they have applied it which does not necessarily have to be work with the TMO but could be things they have done in life. It was agreed that members who are interested would let Martin know as soon as possible.</p> <p>George also provided members with flyers detailing forthcoming “In the Driving Seat courses</p>	George/Ben/Martin
8. AOB and date for next meeting	In the absence of any further discussion the meeting was closed. Date for next meeting is Tuesday, 4 May 2010.	