

Haddonhall Residents Tenant Management Organisation
Minutes of Board Meeting
Date 6 July 2010

Present	George, Flo, Ebenezer, Doris, Patrick, Martin, Sue, Leone Stanley (Southwark), Lee Page (Southwark)	
1. Apologies	Maureen	
Agenda item	Decision	Action by
2. Minutes	The minutes of June's meeting was discussed and agreed by members	All
3. Matters arising	It was confirmed that as proposed at the previous meeting the local Councillors will be holding a surgery every second Tuesday of the month at the Haddonhall community room. The first surgery is due to be held on Tuesday, 13 th July. To ensure residents are aware the estate office will be sending out general letters by the end of the week.	Poddy
	Martin informed members he had checked the estate office records and there were no information to confirm there is a current contract in place for the rat boxes to be inspected regularly by Pest Control. Martin however suggested the boxes are kept as the estate office had to pay for them and also it is likely they will be needed for future use. Martin also assured members that he would ensure the boxes are inspected and cleaned regularly by Barry.	Martin
4. DDA report	Members discussed a report from George summarises the original DDA report and agreed for all the prioritised items to be actioned with immediate effect. Members also agreed that for the rest of the items proposed to be dealt with in due course depending on the availability of financial resources.	All
	There was also a general discussion regarding the condition of the estate office building which members agreed needed attention because there are cracks on sections of the walls, ventilation is poor as the windows are small and can't be opened widely and also lack an escape route to be used in case of an emergency.	All
	As a contribution to the discussion Lee advised that the Council's it is unlikely Southwark will be able to provide any financial assistance towards the building of a new office because of the cuts in their budget. Lee however advised members that Southwark will fully support any future proposals by Haddonhall to build a new office and also he reminded members that planning permission would be required for a new office. Members therefore agreed for action to be taken on the minor works like replacing the office door whiles a long term solution is being considered. To be able to have informed discussion	All

	<p>members agreed that a structural engineer's report on the cost of remedying the cracks as well as build a new office would be required. It was agreed that Martin and George will meet to discuss the next steps to be taken.</p>	
5. Satisfaction survey	<p>George presented a summary of the results of Haddonhall's 2010 tenant satisfaction survey which according to George when compared to the last survey undertaken by the organisation shows an improvement in all the key service delivery areas.</p> <p>Lee informed members of the on-going survey being undertaken by MORI on behalf of Southwark which according to Lee does not include leaseholders. Lee encouraged members to ensure they complete and return their forms and also for members to encourage other residents to do the same.</p> <p>There was also a general discussion on resident's especially young people's lack of interest in social activities organised on the estate which led to various suggestions like engaging with young people through social networking sites and also Haddonhall participating in this years' TMO football competition.</p>	<p>All</p> <p>All</p>
6. Haddonhall Residents Fun day	<p>Members agreed for this year's fun day to be held on Sunday, 29th August at Rephidim Street. As part of the activities planned for the day members agreed to have stalls to be used by residents to sell items, an entertainer, and music as well as invite the local community dance/music group. Members agreed that George will lead on the planning for the day with the full support of the committee and the estate office.</p>	All
7. Opportunity for guests to speak	<p>George introduced Lee as the new Team Manager for the TMI team. Lee gave a brief speech about his experience in housing which he said involved working in different roles for various housing organisations like Kensington and Chelsea TMO, Lambeth TMO and Wandsworth TMO. Lee informed members that he had been speaking to his team and other departments within the Council as well as key partners on how things should work and it is his ambition to get everyone including the Politicians involved in improving the service delivery. Lee also informed members that it is likely Southwark would be inspected this year by the Tenant Services Authority and also there is going to be a conference for all TMO's in Southwark in October.</p>	Lee
8. Parking Policy	<p>Martin presented a policy and procedure for dealing with parking on the estate and suggested to members that due to time constraints he would not go through the policy in detail but members should go through the policy in</p>	All

	preparation for detailed discussion on it at the next meeting.	
9. Trees	George advised members that as part of Jason's plans for improving the state of the raised flower beds arrangements were being made for all the trees in the raised flower beds to be removed. Martin informed members that he would be applying for Haddonhall to participate in the Capital Growth Edible Estates competition project introduced by the Mayor of London to encourage and support residents living on housing estates to make use of green spaces on their estates to grow their own.	All
10 . AOB and date for next meeting	In the absence of any further discussion the meeting was closed. Date for next meeting is Tuesday, 6 July 2010.	All