

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

Present	George, Ebenezer, Sue, Maureen, Patrick, Flo, Chris, Martin, Lee Page	
1. Apologies	Doris, Leone, John Burridge	
Agenda item	Decision	Action by
2. Minutes	The minutes of November's meeting was discussed and agreed by members.	All
3. Matters arising		
3.1	Concerning the issue of non-residents using the community garden at unsociable hours it was agreed that Martin will arrange for Barry to lock the garden at 5.00pm daily.	Martin
3.2	Martin advised members that despite a few problems at the start of the Rothsay Street Regeneration project the works are going on as planned.	
4.TMI Update		
4.1	Lee Page gave a short briefing about the current position of the TMI Unit regarding the effect of the government's spending review on the Council and assured members that it was unlikely his team will be facing any budget cuts. Lee explained that the outcome of the recent tenant satisfaction survey which depicted that a high percentage of TMO residents than Southwark's were satisfied with the services they received from their specific TMO's confirms the importance of keeping the TMI unit whose main role is to support TMO's.	Lee
4.2	Lee also explained to members that the current plans of his team and himself is to improve the partnership working with TMO's in delivering the coalition governments localism agenda which he said will be built around the concept of co-operatives which involves communities working together to run schemes and also improve their localities.	Lee
5 Staff bonus & Christmas party		
5.1	The committee agreed for staff to get a bonus of £100 this year. Martin will have to inform staff of the decision and also ensure the issue about tax which was raised in the auditors report is not repeated this year	Martin
5.2	Members also agreed to organise a joint staff and committee members Christmas party on 17 th December	All
6. Fencing		

<p>6.1</p>	<p>Members agreed that this was an important issue which need to be taking seriously hence it was suggested that to ensure an informed decision is taken Martin should undertake a small survey of all the tenants living on the ground floor in Rephidim Street to determine their opinion on whether they would like to have a fence, the type of fencing they would like to have, whether they would be willing to pay the cost involved, and the reasons they would like to have the fence.</p>	<p>Martin</p>
<p>6.2</p>	<p>It was agreed that Martin will present his findings at the next committee meeting for members to make a decision.</p>	<p>Martin</p>
<p>7. Stock condition survey</p>	<p>7.1 Martin informed members that he had met with a chartered surveyor who is willing to undertake a stock condition survey of a sample of our properties to support the TMO with any future discussions with Southwark should the need arise after the announcement of the decent homes programme. Martin advised members that the surveyor is proposing to survey about 25 properties at a cost of £45 per hour.</p> <p>7.2 After deliberating on the matter members raised a number of concerns like the timing of the survey as it was unlikely the surveyor would be able to get it done before the end of the year, the number of properties to be sampled in order to get reasonable information reflecting the condition across the estate and the cost. It was therefore agreed to suspend the exercise until the council announces their proposed programme for the Borough.</p> <p>7.3 Lee Page suggested that in order for the TMO to have an idea of the results of the condition survey carried out by Southwark he would be emailing a copy to Martin</p>	<p>Martin</p> <p>Martin</p> <p>Lee Page</p>
<p>8. Royal Wedding & Social events</p>	<p>8.1 In addition to social events planned for next year members agreed to hold a street party on the day of the Royal wedding.</p> <p>8.2 George informed members that to ensure we plan ahead for next year's events and also for residents to be aware of all the key events planned for the year he plans to create a Haddonhall calendar which will be distributed to all residents.</p> <p>8.3 George also reminded members of our plans to hold regular residents meetings next year which will be used to engage as well as seek resident's opinion on key issues affecting the estate. George advised member that the first of such</p>	<p>All</p> <p>George/Martin</p> <p>George & Martin</p>

	meetings which was due to be held in December will be postpone to January as it was unlikely the council will be announcing their new decent homes programme this year which is going to be one of the main discussion at the meeting.	
9. Training & General meetings		
9.1	Martin informed members that he was liaising with Delawyk TMO to commission a trainer to run a course of calculating TMO allowance for members of the two TMO. Martin said the training was likely to take place around mid January at the offices of Delawyk TMO and encouraged members who will like to attend to let him know as soon as possible.	All
10. AOB		
10.1	Members raised concerns about on-going problems of dog nuisance on the estate which included some irresponsible owners allowing their dogs to enter and play in the rockery garden, not picking up their dog mess, the dogs urinating on the grass which is damaging some of the grass.	All
10.2	Members discussed various measures that could be put in place to deter and/or deal with the perpetrators including taking photographs and using them as evidence for prosecution, issuing on the spot fines, ensuring there are appropriate signage of the required readable height etc.	George
10.3	George said he was making enquires as to whether or not as an organisation we could join the Community Safety Accreditation Scheme (CSAS). This would allow an accredited staff member to have the power to issue on the spot fines for dog mess and other powers as chosen and agreed with Metropolitan Police.	George
10.4	George stressed that this was very much an initial enquiry to see the viability of applying. If it was feasible then we would have to discuss if it's something we like to consider as there were a number of issues, not least the safety of the accredited person.	George
10.5	George also emphasised that the idea was not to start imposing fines and also if we decide to introduce it there would lots of advertisement and signs to educate and inform the public. Initially it would include warning members of the public but if some chose to ignore the accredited member will then issue the fine.	George
9. Date for next meeting	Tuesday, 11 th January 2011	All

