

Haddonhall Residents Tenant Management Organisation
Minutes of Board Meeting
Date 8th Feb 2011

Present	George, Ebenezer, Sue, Maureen, Patrick, Flo, Martin, Mustapha, Leonie,	
1. Apologies	Doris	
Agenda item	Decision	Action by
2. Minutes	The minutes of January's meeting was discussed and agreed by members.	All
3. Matters arising		
3.1	Members asked Leonie to remind Lee Page to email a copy of Southwark's latest stock condition survey to Martin as agreed at the last monthly meeting Lee attended.	Leonie
3.2	Martin informed members that the training on Calculating TMO allowance which Haddonhall jointly organised with Delawyk TMO and attended by some members from Haddonhall was successful. Martin advised that the feedback he received from the members who attended was that they found it useful and also they will prefer that in future Haddonhall organises similar training for the board by liaising with other TMO's	All
4. Chairs challenge		
4.1	As part of measures to raise awareness and also ensure members have an idea of the percentage of Haddonhall's allowance spent on various key areas of our service delivery George conducted a short quiz. The quiz consisted of seven questions relating to our budget expenditure for 2009/10 financial year. Unfortunately no one won the prize of £20, 00 put forward by George however a lot of lessons were learnt on the amount and the areas we spend most of our budget on.	All
5 Purchase of cherry picker		
5.1	George proposed to members that in response to recent developments which led to the clarification that Haddonhall is responsible for the maintenance of all the rain water guttering on the estate he would like the organisation to purchase a second hand cherry picker. George suggested that apart from using the cherry picker for undertaking communal repairs as well as external decorating of our blocks when required Haddonhall will also be able to hire it out. George said that by hiring it out the organisation will be able to make some extra money which will be used to pay the cost of purchasing and maintaining the picker.	George

5.2	Members said it was a laudable idea however after deliberating on it at length it was agreed that it would not be cost effective to go ahead with the proposal because of issues like where the picker will be stored storage, cost of maintenance and insurance, health and safety etc.	All
5.3	Members therefore agreed that it would be cost effective for the organisation to hire a picker as and when it is required and also as a long term measure members suggested that the maintenance of the guttering should be handed back to Southwark when negotiating the new management agreement.	Martin & George
5.4	Members also agreed that it would be cost effective for the responsibility for undertaking external decorations to be handed back to Southwark when negotiating the new agreement. In the interim members agreed that Martin would liaise with George on obtaining quotations for undertaking the outstanding works which will be for Thurnham, Rothsay, Wild Rents and Potier .	Martin & George
6. Managers Report		
6.1	Some members raised serious concerns about a recent allocation of a void property to a prospective tenant who in their opinion did not met the criteria .The key issues raised were the fact that the tenant was young, the property was supposed to be earmarked for OPD's and also it had adaptations which will not be useful to the new tenant.	Martin
6.2	Martin explained to members that the property was allocated to the new tenant because previous nominees had all refused it after viewing. Martin also informed members he was advised by Southwark that according to their records the property was not designated as an OPD and also because the property had gone past the void target date it could no longer be left vacant as the organisation was losing rental income from it.	Martin
6.3	Martin assured members that the tenant was given a probationary tenancy which would enable the TMO to monitor as well as support the tenant at the early stages of the tenancy. Martin also advised members that the tenant has Support Worker who has will also be supporting the tenant	Martin
6.4	In addition to Southwark taking over the guttering which was suggested during discussions under agenda 5 members also suggested that if possible the management of the trees on the estate should be handed back to Southwark when negotiating the new management.	Martin
6.5	The on-going issue about parking control on the estate was discussed and an agreement reached by members that a	Martin

	<p>separate meeting specifically on parking should be arranged for Thursday, 17th February so that members would be able to have enough time to discuss the issue as well as the draft policy and procedure in detail. It was agreed that Martin will send out a memo to remind members a few days prior to the meeting.</p>	
<p>7. Fencing Survey</p>	<p>7.1 Martin provided members with an update on the garden survey he carried out for all the ground floor properties at Rephidim Street and Green Walk. According to Martin 10 out of the 15 residents with front gardens responded to the survey. Martin informed members that majority of the residents he surveyed who do not currently have front garden fencing said they would like to have one installed. Furthermore most of the residents who responded said they were prepared to pay the cost of installing and also maintaining the fence.</p> <p>7.2 In light of the findings of the survey members agreed that Martin will write to all the affected residents to inform them that:</p> <hr/> <p>a. they will be granted the permission to install a front garden fence however Martin will have to emphasise to the residents that the front gardens are communal so Haddonhall still has access rights.</p> <p>b. Martin will also have to inform the residents that they have to seek permission from the Estate Office and also ensure the fences they install meets the standards and specification approved by the board.</p> <p>c. the board agreed that the estate would use the front garden fence at 58 Rephidim St. as the standard which all residents have to stick to.</p> <hr/>	<p>Martin</p> <p>Martin</p>
<p>8 Date for next meeting</p>	<p>Tuesday, 8th March 2011</p>	<p>All</p>