

Haddonhall Residents Tenant Management Organisation

Minutes of the Board Meeting

Date: 12/7/2011

Present	George, Chris (Chair), Maureen, Patrick, Shirley, Martin, Sue, Ebenezer, Eric.	
Apologies	Leone, Flo, Poddy, Tim,	
Agenda item	Decision	Action by
1. Minutes	Minutes of last meeting agreed.	
2. Matters Arising		
Item 3.1	Martin said he had not had time to do a door to door survey of adaptations in the OPD areas. Still to be done	Martin
Item 3.6	Martin explained that no lines had been painted to help with parking problems due to the current illness of Mark Snowsell.	Martin
Item 4.4	George explained that he had not yet done anything to arrange a meeting for leaseholders as Flo had said she was going to be on holiday and as one of the main leaseholders requesting the meeting he would go ahead now that he knew she would be back soon	George
3.1 Continuation Ballot		
3.1.1	George explained that Haddonhall needed to do its seven year continuation ballot, and this needed to include tenants, leaseholders and freeholders. George recommended that the ballot took place over a four week period with a review after two weeks to check the return rate. George explained that the council would be looking for at least 70% return. After two weeks we may need to start door knocking to raise the return rate to an acceptable level. This was agreed.	
3.1.2	There was a discussion on how we would identify who voted and who had not. George explained that this was important,	

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	<p>especially if the need to give out replacement votes so that no one could vote twice. He also explained that the council recommends marking the envelope so that everyone only gets one vote.</p> <p>3.1.3 This caused some concern over the vote being anonymous and being able to identify how individuals would vote. George explained the votes would be opened by an independent person from TMI and this is an established procedure for continuation votes.</p> <p>3.1.4 George also mentioned that he will be doing a special newsletter that would explain all this prior to the vote.</p> <p>3.1.5 The AGM will take place on 28th Sept, where results of the ballot will be announced.</p>	<p>George</p>
<p>4. Staff</p>	<p>Mike 4.1</p> <p>4.1.1 Martin explained that he had spoken to Mike Snowsell and Mike had explained that he did not think he would be back due to the cancer spreading and the hospital/Mike deciding not to go ahead with treatment.</p> <p>It was agreed in recognition of the many years work he has put in at Haddonhall that the TMO will arrange for a pay you go credit card to be purchased for £200.</p> <p>4.1.2 George mentioned that when the TMO changed how it paid Mike it was agreed to give him a retainer to see him through until he was paid. At the time it was agreed that Mike would return the money when he stopped working for the TMO. In consideration of the reasons for him probably not returning that the committee should agree to write this money off rather than ask for it to be returned. This was</p>	<p>Martin</p>

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<p>4.2 Wages 4.2.1 4.2.2</p>	<p>unanimously agreed.</p> <p>It was agreed by the committee that staff will get a 2.5% pay rise back dated to April and bonuses will be reviewed in December.</p> <p>Martin mentioned that he was going to arrange for walkie talkies for the staff. This was mainly on health and safety grounds with most of the staff working on their own around the estate.</p>	
<p>5. Decent homes update 5.1.1 5.1.2 5.1.3 5.1.4</p>	<p>Martin and George had meeting with Lee Paige re Decent Homes, Southwark will be sending out letters to residents detailing the programme of works taking place in their area, with this letter will be a resident comment form for them to make comments on work planned for their block or street.</p> <p>Martin and George had a meeting with Lee Page (TMI) and during the meeting Lee confirmed that from the information he has been provided it appears Haddonhall would not be included in any of the planned works for the next five years.</p> <p>Martin and George have been looking at the information provided regarding the stock condition and gathering information to pass onto Lee Page so the assumptions can be challenged. One concern Lee raised was whether the council had the correct information and possibly have us down as being completed.</p> <p>The plans are available at the local Area Housing Office (AHO) to be viewed and for residents to comment on.</p> <p>Martin was asked if he could arrange for a copy of the plan to be available through our own office, and we will publicise the consultation.</p>	<p>Martin</p>
<p>6. Training & development</p>		

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	<p>6.1 In the Driving Seat courses are fully booked for this year, it was suggested by Martin to have in house training done on a quarterly basis.</p> <p>6.2 Where possible this would be provided by himself and George, otherwise external trainers will be brought in.</p>	
Any other business	<p>It was agreed to look at the cost of using a third party to take minutes during meetings to give Maureen time to improve on minute taking and production. It was agreed that this would be desirable for AGM and general meetings.</p> <p>Fun day It was suggested by Martin to have joint party with Meakin Estate, Jam Factory and Rothsay Street for the opening of the Rothsay Street project, suggest date 20th Aug.</p>	
Date of next meeting	6 th September	
Signed as accurate record by Chair		Date

Note Meeting starts at 6.30pm.