

Minutes of Haddonhall Estate Steering Group / TMO meeting 6 November 2003

Present:

Wendy Richmond, Ida Forster, Bill Grant, E Macklin, Sue Jennings, C Whitmore, Flo French, Pattie Whitmore, Chris Fuller Sen, Chris Fuller Jun, John Carty (LBS), Renie Macklin, Ruth Newman, Brenda Murphy, Bernie Randford.

Apologies:

Sue Hillier, Alison Giblett, Ben Beck, Bob Prout, Mike Sedgwick

1. Wendy introduced the meeting by explaining that Michael Wynne of PPCR would no longer be working with us but that PPCR had allocated another consultant to the Options Study, George Varughese. Wendy circulated his summary CV.

2. We recorded the facts about our current situation:

- Haddonhall co-operative has been de-registered by the Financial Services Authority (FSA)
- Haddonhall accounts have not been audited for the last three years and this is the second time that this has happened
- The Council are waiting for financial returns from Haddonhall
- The current management agreement is **implied only** as it is not made with a legal entity
- We need a body of elected residents to manage the estate
- The Council could have closed down the co-op 5 years ago
- We need a continuation ballot as soon as possible – this is part of the brief of the Options Study
- The Steering Group is recognised by the Council
- The Options Study is the 'last chance saloon', i.e. if we fail to get a working TMO as an outcome then the Council will take back management
- We need to go to an AGM with a Plan of Action
- Communication on the estate is terrible

3. We recorded the positives about our current situation:

- There is a large group of people who want to get the TMO up and running
- There are people with great skills amongst this group
- We have support from the Options Study
- We have support from the Council
- A service is being run on the estate
- There are some good staff
- There are some effective systems in place to manage the estate

4. We recorded the following negatives:

- We're in a grey area / unusual situation
- Reviving the TMO will take a lot of work, dedication and time
- We don't have the financial information we need
- The financial information is dependent on one individual

5. We recorded our feelings about our current situation:

- Upset
- Angry
- Worried about how much work we've got to do
- Pleased that there's so much interest in the management of the estate
- Concern that some of the services on the estate should be better than they are

6. Problem solving

The biggest stumbling block to progress is the delay in getting the audited accounts. The Treasurer has reported that the accounts should be ready for the auditors the week commencing 17 November. We should have regular but short meetings around this date.

7. Action plan

What	Who	When
Agree an interim draft letter confirming the relationship between the steering group and the Council with John Carty	MS and WR to draft for discussion at next meeting	At meeting of 11/11/03
Hold a meeting with PPCR	WR/MS/IF to arrange	By 11/11/03
Get written confirmation from Bob of when accounts will be ready for auditors	WR	By 11/11/03
Get accounts to auditors	BP	w/c 17/11/03
Discuss communications with the rest of the estate on progress	Steering Group	At meeting of 11/11/03
Meet with estate staff to brief them on where we are and who we are	MS/WR/IF/FF/RM (WR to arrange)	By 12/11
Agree process of winding down old committee	Steering group	At meeting of 11/11/03
Agree training needs	Steering group	At meeting of 11/11/03
Agree process for lead person to negotiate with Jam Factory	Steering group	At meeting of 11/11/03
Discuss / review management agreement	Steering group and LBS	By 1/1/04
Transfer of undertakings to be part of re-constituted TMO	TMO / LBS	By AGM

8. We agreed that Flo French should be the lead person for negotiations with the Jam Factory but that other steering group members would support her.

Date of next meeting: Tuesday 11 November 2003 6.45pm