

Haddonhall Residents Tenant Management Organisation
Minutes of the Annual General Meeting

Thursday 22 April 2004

The Roundhouse

1. Introductions

George Varughese, an employee of PPCR, who has been working with London Borough of Southwark (LBS) and residents of the Haddonhall Estate to re-constitute the Tenant Management Organisation (TMO), welcomed everyone to the meeting and explained the background to the meeting. The Estate needs to form a new body to manage it. The Haddonhall Residents TMO (TMO) is that new body and is now registered with the Financial Services Authority. This its inaugural Annual General Meeting (AGM).

2. Accounts

Bob Prout, the Treasurer of the outgoing TMO, presented the accounts for 2002-2003 and 2003-2004. These are attached as an appendix. In response to a question, Bob clarified that the windows heading in the expenditure relates to the cleaning of the windows in the common areas which are cleaned twice a year.

Bob pointed out that the funds of the outgoing organisation needed to be transferred to the new TMO and that the membership needed to agree this. John Carty (LBS) thanked Bob for his work over the years as Treasurer. The following motion was then proposed by Wendy Sedgwick and seconded by Ida Forster:

We, the members of Haddonhall Tenants' Co-operative Ltd agree, under the terms of rule 77, to transfer all engagements, including all property, responsibilities, obligations, debts and liabilities to its successor body, Haddonhall Residents' Tenant Management Organisation Ltd.

The motion was agreed by 53 members present, with no votes against and no abstentions.

3. Election of Board Members

George pointed out that the nominees had been working together as a steering group for several months and represent tenants, leaseholders and freeholders and include new and experienced board members. There are 12 places on the Board of the new TMO and there have been only 11 nominations. This meant that there was no need for an election, but the membership was asked to show their support for the nominees.

48 of the membership voted in support of the nominated board members, with no votes against and no abstentions.

George handed over to the new Board and Sue Jennings, one of the Board Members, presented the following acceptance speech:

Some of you will know some of our faces, but to others we may be new. We hope that you will get to know us more over the next few months as we get up and running as the new association running Haddonhall. We are a mixture of residents on the committee: tenants, leaseholders and freeholders – and we will represent the interests of all groups equally. The people on the new committee have been working as a steering group with Southwark Council over the past few months and we're learning as we go. We are all keen to see some improvements to this estate but these first few months will be about finding our way and

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learning the ropes so you might not see changes overnight. We very much hope though to be able to stand here at the next AGM in 2005 with some real achievements from our first year. We will also be holding a general meeting in September, which we hope you will come along to so that we can update you on our progress.

We want to be open and encourage communication at all times. The suggestion form that you've been given tonight will help us to get an idea about what people want on our estate. It will help us to shape our plans and budgets in the coming months – but let's make sure we keep talking. It is our intention to invite you to our committee meetings over the coming months so that you can see what goes on.

Aside from keeping in touch one of the best things that you can do from this meeting forward is to tell your neighbours who haven't come along about tonight about joining this association if they haven't already. The more people that join, the clearer our voice in the wider Southwark community will be.

On a final note we would like to say a word of thanks to the efforts of the outgoing committee who have worked for many years and given over much of their time to our estate. It's through their efforts that Haddonhall is here today.

4. Appointment of Auditor

Sue Hilleard, Board member, proposed the appointment of Wadlan Ley as auditors of the accounts for the TMO. 55 members voted in favour of this proposal with no votes against and no absentions.

5. Any other business

Members had been encouraged to record their suggestions for improvements on the estate on suggestion forms at the meeting. A summary of these is attached as an appendix. However, the following issues were raised from the floor:

A neighbourhood watch scheme would be good for our estate. Councillor Richard Thomas encouraged members to lobby the Council for community wardens for this area.

We need to replace the windows on the estate. Councillor Richard Thomas pointed out that funding for window replacement needs to come from Southwark's housing revenue account and this is very limited. John Carty suggested that the new Board lobbied the Council for greater funds.

There is some confusion over the addresses in Green Walk and the new Jam Factory addresses. Improved signage would help to prevent this. There is also some mis-addressed mail coming to the estate for the school.

There was a suggestion that the new Board set up dialogue with the other TMOs in the local area.

There was a question about how much the Jam Factory developers had contributed to the estate. Board member Mike Sedgwick confirmed that there had been some Section 106 money as part of the original planning application which had gone to Southwark Council, but this money goes into a general pot for the borough rather than for our estate. However, the Jam Factory developers have recently agreed to contribute £3,000 towards the pruning of the trees on the estate.

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Councillor Richard Thomas urged members to get involved in the Community Council where there is an opportunity to bid for funds for environmental improvements such as playgrounds and green spaces.

John Carty expressed his gratitude to the outgoing committee and especially to Chris Fuller and to Bernie Ranford. He suggested that the new committee consider co-opting him.

Minuted by Ida Forster