

## Minutes of Haddonhall Residents TMO 21<sup>st</sup> July 2004

Present: Wendy, Ben Beck, Emma Williamson (for first 20 mins), Ruth, Rene, Mack, Brenda, Sue H, Sue J, Pattie, Flo, Mike.

- 1) Apologies: Ida
- 2) Minutes from last meeting agreed as accurate record

TOPIC	DETAILS	ACTIONER
3) Emma Williamson (reversed items 3&4 to free Emma up)	<p>Emma gave a talk about the Willowbrook Centre and its planning advice, and about the Community Projects Bank. She handed out forms for committee members to use for submitting ideas, and gave examples of the kinds of ideas submitted so far. There isn't a standing fund, but the list of ideas will be kept so that there are ready-made ways to spend future Section 106 monies from new property developments in the West Bermondsey area.</p> <p><b>The deadline for new ideas is mid-August – will all committee members please give the matter consideration, and we can discuss any ideas at our next scheduled meeting.</b></p>	
4 & 5) Matters arising from minutes of last 2 meetings	<p>Ben corrected the statement he made at our last meeting, that we are covered by Southwark Council's out of hours repairs service. He said we are not at the moment, but can be if we want to – he can arrange it.</p>	
6) Estate Renewal Group	<p>Members of the ERG - Flo, Sue J, Rene Wendy and George Varughese have roamed the estate assessing priority jobs. George prepared a document for the committee, with suggestions for jobs, which could be prioritised High, Medium or Low. Pattie suggested sending it out to all residents; the matter was discussed, and it was agreed that we should adapt the form so that the jobs can be prioritised in numerical order, leave a space for suggestions for the ball-kicking area, and another space for residents' other suggestions.</p>	<b>Wendy</b>
7) Community Council	<p>Mike reported from the meeting of 5<sup>th</sup> July, specifically meeting Richard Thomas, who had said that he would chase up Kurt Little about the wish-list. Mike has been attempting to contact Kurt, and will continue to do so.</p>	<b>Mike</b>

<p>8) Estate Manager's Report</p>	<p>Southwark Council has agreed to pay for the computer system including software. There was a general concern over the current office arrangements as arranged between Maggie and Sandra. It was decided to tell Sandra about this, and to tell Maggie that she can nominate one committee member to talk to should a situation arise where she feels unwilling to talk to Sandra. We felt that all staff should nominate someone and that they should be informed of this arrangement.</p> <p>Signing in – Barry has said he only does it under pressure. It was agreed that he should continue to do so, as should all staff members, at least partly because of Health &amp; Safety concerns. It was agreed that if a member of staff wanted to sign in but couldn't get access to the office, they can approach a committee member.</p> <p>The board decided to request that Sandra address the issue of the unswept and uncleaned areas at the bottom of communal stairwells, as well as making sure that stairs are swept before they are cleaned. It was decided to postpone the decision on whether to retain the services of Mike Snowsall as a self-employed contractor or on a temporary basis as a member of staff until the next meeting. Ben reminded us that if a permanent job was to be filled, it would have to be advertised nationally in the proper way. We haven't got all the information we need to make a full decision on the broken communal boiler yet, and it was agreed that we will hold an emergency meeting when all the info is in. Sandra/ Wendy to contact Phil Barnes of Southwark Council to attend the estate and give advice on renewal. The Finance working group will research the issue of caps and budgets, and authority to spend, and present its findings at the next meeting.</p>	<p><b>Wendy</b></p> <p><b>Wendy</b></p> <p><b>Wendy/ Sandra</b></p> <p><b>Sue H, Sue J and Wendy</b></p>
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9) Finance update	<p>Accounts for '03-'04 are now ready to go to John Ley.</p> <p>The budget will now be created.</p> <p>It was agreed to proceed with setting up the system to pay members of staff by electronic transfer into their bank accounts, but to stick to weekly payments until the computers and software are installed.</p>	<p><b>Sandra</b></p> <p><b>Sue H and others</b></p> <p><b>Sue H</b></p>
10) General Meeting	<p>We decided to move the General Meeting to October 21<sup>st</sup>, and to launch the continuation ballot then, with further coverage in a newsletter, with the collecting of votes to take place over the following month.</p>	
11) Any other business	<p>Sue J said the local policeman can make 11<sup>th</sup> September, and it was agreed that we go ahead and plan the event for that day.</p> <p>Ben confirmed that the old people's flats are for 55+ year olds only as far as the allocation team is concerned.</p> <p>Sue J, Ruth and Flo are to sit in at the next admissions panel – Thursday 22<sup>nd</sup> July – to get an idea of what is involved.</p> <p>Ben said new tenants do not get a secure tenancy until they have been resident for 12 months, and that if they are a nuisance, the correct way to proceed is to accumulate evidence in a log-book, and then approach the council, who use an internal panel to reach a judgment.</p> <p>Dominic Hart is managing a project about anti-social behaviour within TMOs and can be approached for advice and information.</p> <p>Sandra to be notified that Brenda will be the committee's representative when dealing with incidences of anti-social behaviour.</p> <p>Pattie suggested buying a clamp and putting it on her car wheel to act as a deterrent to non-resident parkers – it was not agreed to action this, but it was agreed that the issue of protection from external parkers needs to be addressed as an issue estate-wide.</p>	<p><b>Sue J</b></p> <p><b>Sue J, Ruth &amp; Flo</b></p> <p><b>Wendy</b></p>
12) Next meeting	<p>The date for the next meeting was set as 4<sup>th</sup> August – in the absence of Wendy, the vice-chair Flo will preside over proceedings.</p>	