

Haddonhall Residents Tenant Management Organisation

Sue Minutes of the Board Meeting

12 January 2005

Present	Mike, Sue J, Sue H, Wendy, Ida, Ruth, Rene, Ben, Brenda, Flo	
Agenda item	Decision	Action by
1. Apologies	None	
2. Minutes of last meeting	Agreed as accurate record	
3. Matters arising from meeting of 24 Nov 04	<p>The majoring of the Board felt that it was not appropriate for staff to sign in and out for lunch.</p> <p>Allocations – Sandra had prepared a list of questions for interviewees which Ben had commented on. Ben said that any issues of Housing Needs not providing the information needed at the right time should be brought to his attention.</p> <p>As there was so much strong feeling about the process of allocations, we agreed that the Board should hold a special meeting on this issue.</p> <p>Ida apologised for not having prepared any information on options for parking restrictions and promised to have something for the next meeting.</p> <p>Wendy has done a newsletter and will send a copy to Ben.</p> <p>Signage – Ben has provided Wendy with a contact in the Council who can give her proofs which Wendy will circulate to Board members.</p>	<p>Sandra</p> <p>Sue J to convenc</p> <p>Ida Wendy</p> <p>Wendy</p>
4. Sandra's report	<p>We agreed to ask Sandra to produce a schedule of where we are with the work that Browns are doing so that we know what to ask Maggie to chase.</p> <p>On the problem of sewage back surge, it may be possible to get the work done ourselves and charge it to Southwark, but we need to check our management agreement to find out what the correct process is.</p> <p>Rene pointed out that Ros Stark had been in attendance at the last allocations meeting and that Sandra had been given the paperwork.</p>	Sandra
5. Staffing issues	<p>We agreed that we would write to Bob to tell him to clean the bottom of the stairs and to point out that we will follow the disciplinary procedure if he does not.</p> <p>Sandra's last day is 28 January. Ida explained that three candidates had been shortlisted and were to be interviewed on Thursday 13 January by herself, Wendy, Ruth and Ray Cattle from Fair Community Housing, with Ben observing. Only Wendy, Ruth and Ida would have a vote on the panel. In the likely event of being unable to get someone in post within the next few weeks, we would look at getting someone in on a temporary basis.</p> <p>A social event for Board members to meet the new Estate Manager will be arranged.</p>	<p>Ida</p> <p>Ida</p>
6. Estate Renewal Group	The residents' survey had shown that windows were the top priority. Mike has spoken to Guy Valentine-Neal at LBS who is responsible for funding on this front and will	Mike/Flo/Ruth/Wendy

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	<p>meet him with Flo and possibly Ruth and Wendy. TV aerial another issue that came up in the survey – Flo will liaise with new Jam Factory contractors on getting a new communal aerial. External lighting – we may need to fund this ourselves – Estate Renewal group to get quotes for next meeting. Ben advised asking Guy Valentine Neal about all of the estate renewal issues. In response to a question about the renewal of bathrooms and kitchens, Ben said that there was no specific lifetime for this, but it depended on their condition and was usually at for the Housing Manager to decide. Following a discussion on vouchers for decorating, Flo and Rene agreed to draft a policy on this for the Board to consider at the next meeting.</p>	<p>Flo Estate Renewal Group Mike Flo/Rene</p>
7. Report back on bingo event	<p>This had been very popular, with over 20 people attending. The event was self-financing. Wendy will take photos of the bingo. Rene and Wendy agreed to act as back-up organisers for the bingo.</p>	<p>Wendy</p>
8. Future meetings	<p>Mike will attend the Community Council meeting on 28 Feb. Ben reminded everyone of the Housing Conference on 21 Feb. Nobody offered to attend.</p>	<p>Mike</p>
Any other business	<p>Ben advised that enquiries about a tenants fund on which TMOs can draw should be addressed to Community Development within the Housing Department at the Council. The contact may be Celine Arnold. Neighbourhood Watch – Sue J reported that we need at least 40 tenants to get this up and running. We will put something in the next newsletter. We will also promote the free lock-fitting scheme in the newsletter. Mike proposed putting up metal chicanes to deter the scooter/moped-riders from using the estate for long runs. Mike will take photos of where they should be put up. Ruth asked to be on the next allocations panel. We should check the rules to see when we are obliged to hold our next AGM.</p>	<p>Flo? Wendy Wendy Mike Sandra Ida</p>
Date of next meetings	<p>Wed 9 Feb 6.45pm Wed 9 Mar 6.45pm</p>	
Signed as accurate record by Chair		<p>Date</p>