

Minutes of the Board Meeting

11 May 2005

Present	Flo (Chair), Ida (Minutes), Brenda, Rene, Sue J, Sue H, Ruth, Mike, Linden, Michael Preston (LBS), Basi Ussuff (LBS)	
<b>Agenda item</b>	<b>Decision</b>	<b>Action by</b>
1. Apologies	Wendy	
2. Minutes of last meeting	Agreed as accurate	
3. Introduction of Basi to the Board	Basi Ussuff explained her role as Tenancy Services Officer for London Borough of Southwark. She can act as first port of call for a number of issues, such as court action relating to tenants, major works, anti-social behaviour and unauthorised occupants. If she is unable to resolve an issue, she can signpost us to someone else in the Council who can. Basi can be contacted via the main switchboard number, 020 7525 2500.	
4. Matters arising	Bark chippings have not been placed yet in the area where there have been instances of anti-social behaviour, because we are looking at a broader range of options for dealing with this problem (see Estate Manager's Report).	
5. Estate Manager's report	<p>The propose changes to Barry's contract were agreed (Ida proposed, Brenda seconded). We agreed that emergency repairs numbers should be added to the estate office voicemail message. We agreed that Linden should get quotes for clearing the pathways of weeds periodically. We agreed that estate staff should be granted a 3% cost of living increase backdated to 1 April 2005 (Sue H proposed, Ida seconded).</p> <p>A site meeting to discuss methods of preventing anti-social behaviour on Tabard/Potier Street had taken place immediately prior to the Board meeting. We agreed that we should discuss with the getting funding for railings under some kind of community safety budget.</p> <p>As an immediate measure, we agreed to have prickly bushes planted in the area. Sue J has arranged for PC Hazel to visit the site on Thursday 12 May to discuss how the police can help.</p> <p>We agreed to carry out emergency guttering work only until the external works programme had been finalised.</p>	<p>Linden?</p> <p>Linden</p> <p>Sue J</p> <p>Linden</p> <p>Estate Renewal</p>

Haddonhall Residents Tenant Management Organisation

	<p>Future of play areas – agreed that estate renewal group should present options to next Board meeting.</p> <p>Michael Preston is getting signs organised which will include Haddonhall logo. Sue J agreed to attend estate walkabout with sign man Thursday 12 May 10am</p> <p>We agreed that we should get quotes from other communal aerial contractors.</p> <p>We agreed to postpone discussion of park benches until the next meeting.</p>	<p>Group</p> <p>Sue J Linden</p>
6. Finance sub-committee	All going fine.	
7. Working groups	Estate Renewal Group. Flo and Rene had a query about the redecoration of void flats. They had understood that they had been asked to inspect void flats to recommend what work needed to be done before they were re-let, but other members did not remember this. We agreed to check the minutes from previous meetings and discuss with Wendy.	Ida/Wendy
8. Parking	Mike and Ida presented the parking proposal, but there was not sufficient time to discuss in detail. Include on agenda next time?	Ida
9. External meetings	<p>Next TMO liaison meeting Wed 8 June, Cooper Close – Mike and Sue H to attend</p> <p>Jam Factory – Mike is continuing to liaise with Jam Factory residents and, with them, has put in another complaint to the Ombudsman.</p> <p>Mike agreed to draft a letter of opposition to the latest planning application.</p>	<p>Mike and Sue H</p> <p>Mike</p>
Any other business	None	
Date of next meeting	15 June and 13 July	
Signed as accurate record by Chair		Date