

Haddonhall Residents Tenant Management Organisation

Minutes of the Board Meeting

13 July 2005

Present	Wendy (Chair), Ida (minutes), Rene, Flo, Ruth, Mike, Sue J, David George, Michael Preston (LBS), Robert Pearce (LBS)	
<b>Agenda item</b>	<b>Decision</b>	<b>Action by</b>
1. Apologies	Brenda, Sue H	
2. Minutes from the Board meeting 15 June 2005	Agreed	
3. Matters arising	Sue J and Linden have not yet met to discuss the allocations policy. This is a priority so needs to be followed up.	Sue J and Linden
4. Introductions	Robert Pearce introduced himself as the Responsive Repairs Manager for Borough and Bankside. He deals with the day-to-day repairs of council properties in the area. David George was welcomed to the meeting. For the time being, he will attend Board meetings as an observer, and does not yet have voting rights as he needs to be elected at the AGM.	
5. Estate Manager's Report	<p>Following a discussion on staffing issues, Board members requested that staff's job descriptions and contracts be brought along to the next meeting.</p> <p>The Board agreed to make the pilot of making Barry's 'out of hours' work as eligible for time off in lieu as a permanent arrangement, to be specified in his revised contract.</p> <p>We agreed to go for the pruning option with the trees.</p> <p>Voids – it is difficult to progress on our allocations work until a policy has been agreed. Flo and Rene to attend allocations training. We agreed to Linden's suggestion to go with 2 nominations if there was a lack of response from 3.</p> <p>The following panel members were agreed for allocations: Potier: Sue, Flo and Ruth Rephidim: Sue, Flo and Rene</p> <p>There was some discussion about tenants having additional people living with them who were not tenants. Linden pointed out that this was not a breach of tenancy but that, if people suspected housing benefit fraud, this could be reported in an appropriate manner.</p> <p>Drains – Robert Pearce asked that he be</p>	<p>Linden and Ida</p> <p>Linden</p> <p>Linden</p>

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	<p>presented with the costs of drain clearance in order to consider whether Borough and Bankside could cover this.</p> <p>Prickly bushes – we agreed that we should go with large ones on the inside and smaller ones on the outside.</p> <p>Barriers – these will be put in place to try to prevent motorcycles using the estate as a racecourse.</p> <p>Signage – Michael P to chase</p>	Michael P
6. Working groups	<p>Have not met so nothing to report.</p> <p>However, on estate renewal, Wendy reported that she would be attending the Borough and Bankside Forum on 16 August where major works were to be discussed. Robert Pearce will chase up the letter we have had regarding Major Works Framework Agreements.</p>	Robert Pearce
7. AGM	<p>We agreed that the following items need to be included on the agenda:</p> <p>Chair's report</p> <p>Financial report</p> <p>Auditor's report</p> <p>Appointment of auditors</p> <p>Parking</p>	
8. External meetings	None to report on	
9. Estate event	<p>Flo and Sue J had been considering holding an event for older residents in August, but we agreed to submit an application to Awards for All for funding for an event in September, prior to the AGM, to aim to recruit more members to the Board.</p>	Ida
Any other business	<p>The noise of the barrier to the car park of the Jam Factory has been causing some disturbance to residents on Rothsay Street. Flo will discuss with them.</p>	Flo
Date of next meeting	Wed 17 Aug, then 14 Sep	
Signed as accurate record by Chair		Date