

Haddonhall Residents Tenant Management Organisation

Minutes of the Board Meeting

17 August 2005

Present	Wendy (Chair). Ida (Minutes), Brenda, Rene, Flo, Ruth, Sue J, Sue H, Mike, Michael Preston (LBS), Yetunde Ayanwale (LBS Resident Involvement Management)	
<b>Agenda item</b>	<b>Decision</b>	<b>Action by</b>
Additional agenda item	Yetunde Ayanwale was welcomed to the meeting. She explained that her role is to work with TAs and TMOs to find out how the council can help them. She can advise on getting more residents involved in the TMO. She is based at Borough and Bankside office and can be contacted on 020 7525 2500 x87121	
1. Apologies	None	
2. Minutes of the last meeting	Agreed. Ida apologised profusely for the late distribution of the minutes and promised that, in future, she would ensure they were distributed within one week of the meeting.	Ida
3. Matters arising from the minutes of the previous meeting	<p><b>Allocations</b> We agreed that, given the imminent introduction of 'Housing Choice' and the fact that this would take allocations away from TMOs. We would no longer pursue the drafting of an allocations policy. Michael P will send us a copy of the Powerpoint presentation on Housing Choice. Wendy had received a letter from LBS regarding the professional conduct of Board members at a recent allocations panel. She had spoken to those involved and reminded all Board members that they needed to conduct themselves in a professional manner when on Board business and keep their personal views to themselves. There was some disagreement about what had happened at the panel meeting and we agreed to request a meeting with Richard Amoah in order to try to resolve this.</p> <p><b>Staff contracts and jds</b> Ida had been unable to progress this with Linden since the last meeting because of holidays. The Board agreed with Ida's suggestion that a small sub-group be delegate to deal with this sensitive issue, to include Ida, Linden, George and Flo who will meet on Thu 25 August.</p> <p><b>Signage</b> Disappointment was expressed that our logo was so small on the new signs and that they did</p>	<p>Michael P</p> <p>Ida, Linden, Flo and George</p>

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	<p>not seem to include the information we had requested, e.g. house and flat numbers. Agreed we need to find out whether or not Linden saw and agreed the proofs and to liaise to see if we can re-do.</p> <p><b>Funding</b> Awards for All funding application has been submitted – should know outcome within 8 weeks.</p> <p><b>Jam factory</b> Ida reported that the barrier to the car park was much less noisy now – thanks to Flo for sorting.</p>	Mike
4. Estate Manager's Report	<p>We agreed that the office should have a new lick of paint.</p> <p>Tree on Rothsay Street – the Board decided to stand by their original decision to prune the tree.</p> <p>In view of the imminent change in allocations procedure under 'Housing Choice' in September, we agreed that we should not decide on a panel unless the need arises before then.</p> <p>We agreed to go with Gamma Communications for the aerial maintenance contract.</p> <p>There was no decision on the barriers as there was a lack of consensus about the best way to address the motorbike nuisance problem. We agreed that further consultation was necessary, possibly as part of the Cleaner, Greener, Safer consultation for next year's bid?</p> <p>We agreed to the proposal for additional lighting for the resident at Green Walk, but as part of our Cleaner, Greener, Safer allocation of £30k for this year.</p> <p>Parking meeting on 5 September – Brenda will also attend, along with Mike and Ida.</p> <p>We agreed to Linden's suggestions concerning the signatories on the share certificates.</p> <p>Newsletter – we agreed to Linden's suggestions, and Sue J was asked to email Wendy details of the neighbourhood watch for inclusion in the newsletter.</p>	
5. Finance sub-committee	<p>John Ley has loaded the new accounts system onto the computers in the office, but we will still be using SAGE for salaries. On track for accounts to be ready for next Board meeting so as to ensure completed in time for AGM.</p>	
6. Working groups	<p><b>Estate Renewal Group</b> Major works – we had been told verbally that we were in the programme for 2006-2007 and 2007-2008 for major works, but it now appears that this has slipped to 2008-2010. The only reason we have been given for this change is</p>	

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	<p>our failure to attend a minibus trip, for which we were given insufficient notice because of confusion about contact details. Flo, George and Wendy attended a Borough and Bankside Area Forum meeting on 16 August at which they expressed their dissatisfaction at this re-scheduling. The next Forum is on 27 September and the Investment Programme Manager, Cheryl Phillips, will be there. Yetunde suggested that we should wait until after that meeting, where we will have another opportunity to question why this has happened, before taking any further action in lodging complaints with councillors. Wendy, Flo, Rene, and possibly Brenda and Sue H to attend. We have been allocated £30k under LBS 'Cleaner, Greener, Safer' scheme and Rene, George and Wendy had a site meeting with the officer in charge of this work, Robin Caig. The Board agreed on the following priorities for this work, given the limited funding: Security issues, improved lighting and dog poo bins (we should include external letterboxes and any other items that Linden thinks appropriate under 'security'). We agreed that other areas highlighted needed further consultation and should be presented for next year's bid. This would include possible barriers to prevent nuisance motorcycling and refurbishing/change use of playgrounds. As a basis for further consultation, we agreed to go with one playground, one garden. This consultation should take place before we submit stage 2 of the bid.</p>	<p>Wendy, Rene, Flo, Brenda, Sue H</p>
AGM planning	<p>Ida agreed to co-ordinate this. Rene will ask Mac if he will book the Roundhouse (start 7pm for 7.30pm)</p>	<p>Ida Rene</p>
External meetings	<p>Yetunde pointed out that we need to nominate two representatives for the Area Forum at our AGM. We agreed that we would also nominate Board members for other meetings: TMO liaison (every 8 weeks), Community Council (every 8 weeks). We agreed to discuss at our next Board meeting.</p>	<p>Ida</p>
Jam Factory update	<p>Mansell have said that the obligation to repair Rothsay St lies with Angel. However, LBS &amp; Angel failed to carry out a schedule of conditions prior to work starting on the Jam Factory, so we will have to research that much more thoroughly to establish the extent of the damage caused since. Angel have given their commitment to re-surfacing the area between</p>	

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	<p>their Block D and our neighbouring block on Rothsay Street, and pollard the two trees there. Before carrying out these works they will consult with us after preparing architects' proposed drawings.</p> <p>Mike is going to invite the LBS Highways Dept to assess the condition of Rothsay St in the dark to witness the effect of the poor street lighting combined with sub-standard road surface.</p>	Mike
Any other business	None	
Date of next meeting	14 September	
Signed as accurate record by Chair		Date