



Haddonhall Residents Tenant Management Organisation

	<p>Internal dec's – Estate Manager to find out from LBS if there is an allowance for OAPs for which our tenants are eligible and which we can access.</p> <p>In the meantime, the Board agreed to go ahead with the decorations for the tenant who has been waiting a long time for us to reach a decision on this, as a one-off, without precedent, piece of work, because of the special circumstances.</p> <p>Estate lighting – agreed to put white lights in areas where glare will not be a problem, otherwise orange lights.</p>	Estate Manager
5. Estate Renewal Group	<p>Only 14 responses to survey from whole estate, which is disappointing, but shows the need to take several approaches to consultation. The community event in the spring will be the next stage.</p>	
6. Reports from other working groups	<p>Staffing – Estate Manager and Ida have had an initial meeting with First Business on employment issues to pass them the policies and procedures we have, including draft staff contracts. When they have come back with their comments on contracts, we will present to Board for discussion.</p> <p>There was some discussion about staff performance and the Board agreed that closer staff supervision was needed and that it would be helpful if the Estate Manager could carry out daily estate inspections to monitor work. It was felt that First Business could support us in dealing with performance issues.</p> <p>Board members also wanted to remind the Estate Manager that they were happy to distribute information on the estate to free estate staff up to concentrate on other duties.</p>	Wendy to discuss with Estate Manager
7. Management agreement	<p>The group looking at this has met twice, and there are some issues that need to be looked at by the Board, but this warrants a special meeting.</p> <p>LBS is looking at how the allowances are calculated.</p>	
8. Report back from external meetings	<p>Area Forum – disappointing because still didn't discuss Major Works! Will be on agenda for January meeting.</p> <p>Community Council – attended by Sue H and Ida. Discussed Section 106 funding and LBS's consultation document on this, which Mike has had some input into. Generally felt to be a positive step. No specific issues of relevance to</p>	

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	<p>Haddonhall TMO.  TMO liaison meeting – presentation about new service for people who may be underclaiming benefits – Estate office has details as many of our tenants may be able to benefit from this service.  Wendy and George attended a business planning course which was very informative. It was agreed that we should work on developing a business plan as soon as we are able.</p>	
Meeting dates 2006	<p>Tue 24 Jan 2006  Tue 28 Feb  Tue 28 Mar  Tue 25 April  Tue 23 May  Tue 27 June  Tue 25 Jul  Tue 22 Aug  AGM Wed 13 Sep 2006</p>	
Any other business	No news on signage	
Date of next meeting	Tue 24 January 6.45pm	
Signed as accurate record by Chair		Date