

Haddonhall Residents Tenant Management Organisation

Minutes of the Board Meeting

2 March 2006 6.45pm

Present	Wendy (Chair), Ray, George, Sue H, Flo, Ruth, Ida (minutes), Mike, Rene, Tim McNally (Liberal Democrat Focus Group), Robert Johnson (London Borough of Southwark (LBS) Tenant Support)	
Agenda item	Decision	Action by
1. Apologies and absences	Apologies: Michael Anderson-Smith (London Borough of Southwark), Lorraine Zuleta, Councillor, Yetunde Ayuwale and Clayton Maponga, Borough and Bankside Housing Office Absences: Sue J	
2. Minutes of last meeting	Minutes of meeting held on 26 January 2006 agreed as a true record.	
3. Matters arising	None	
4. Changes to board membership	Wendy reported that both Brenda and Ruth had resigned from the Board since the last meeting. Brenda has offered to continue to help on specific projects, and will work on the day of the event if we need her. Ruth, who is unable to continue her involvement because of time commitments, will come back if her situation changes. Thanks were recorded to both members for their support and contribution to the Board and letters have been sent communicating this.	
5. Introduction of Tim McNally	Tim introduced himself and explained his role. He also reported back on the walkabout that he and Councillor Zuleta had conducted on the estate with Wendy and Mike and gave a progress report on the items they had followed up.	
6. Cleaner, Greener, Safer (CGS) bid and other estate improvement issues	We have been successful in our bid for £10k of the CGS underspend to use on removing the disused play equipment on the play area on the south side of the estate. Some Board members met with Robin Caig (LBS), who explained that this money would not go very far, so suggested a phased approach to the landscaping/re-development of the space, using the initial funding simply to remove the play equipment and either grass or concrete over the area until funding had been secured for further development. Robin will get a quote for removing existing fencing, and walls, removing play equipment and re-surfacing. Once we have these costs, the Board will re-consider before progressing with any work. Conway are to provide us with a quote for improving the paving on the estate. Once we	Robin Caig

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	<p>have this, we can look at funding options. The Board agreed that George should progress with Spa School the idea of some of their students planting and maintaining some of our estate beds as part of their horticultural studies. They will be supervised by their teacher. George will ask them if they have any photos of their work for the Board to look at. If this progresses, we would be able to seek funding for plants and any other materials needed from Awards for All or JSI. Wendy explained that the fundraising working group had suggested piloting the re-development of one of the entrances to the estate as an initial project for which to seek funds, then using this to spark consultation with residents about how best to improve the entrances.</p>	<p>George</p>
<p>7. Estate Manager's report</p>	<p>Tim McNally reported that it was possible to have a skip provided by LBS free of charge – he will provide us with name of person to contact.</p> <p>The Board agreed in principle for the work on refurbishing the area to the rear of the office for paladin storage but asked inspect the work before the final invoice would be paid.</p> <p>Policy on re-housing within the estate – we will ask Ray Cattle if Fair Housing has a policy and Maggie whether Cooper Close has one.</p> <p>Item on lamppost being knocked down – does this really mean that it will never be replaced and we will have one less lamppost on the estate? Is this permissible?</p> <p>Parking review – Ida and Mike will write up where we are on this and talk to those residents we think are most likely to be affected by any changes and report back to the next Board meeting.</p> <p>Following a discussion about a resident who was inconvenienced by a visitor to the estate blocking her car in, it was agreed to ask the Estate Manager to write to the resident the visitor was seeing.</p> <p>Estate Manager's draft letter – agreed it should be sent with a number of amendments: Addressee should be Mr Valentine-Neale; shouldn't we include the issue of sewage coming up people's sinks?</p> <p>In a discussion about the Area Forum meeting cancellations, Tim McNally explained the background to the changes of dates, which was different from the reason we had been</p>	<p>Tim McNally</p> <p>Robert</p> <p>Estate Manager</p> <p>Ida and Mike</p> <p>Estate Manager</p> <p>Estate Manager</p> <p>Tim McNally</p>

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	<p>given. Lorraine Zuleta will send a letter to the Area office on this matter to supplement the one Wendy is sending Wendy will send final draft to Tim.</p> <p>Weeding on the estate was discussed and Board members asked to be provided with the costs for getting a contractor to do chemical weeding on the estate and the cost of training Dave to do this himself compared with the time it takes him to manually weed</p>	Estate Manager
8. Finance	<p>John Ley has provided further training on the computer system, and Wendy and Sue have been trying to get the payments up to date on the system to remove the backlog. Maggie now has the task of putting invoices onto the system on a regular basis. We will be looking at the budget for 06/07 at our next Board meeting.</p> <p>Robert Johnson reported that a consultant has been asked to look at allowances for LBS, but this work is unlikely to be completed in time for the new financial year, so we will be working on last year's allowance plus inflation.</p>	
9. Working groups	<p>The employment contracts have been re-drafted following the comments made at the last Board meeting and are now with First Business for consideration.</p> <p>Ray presented the draft redecoration policy. All point were agreed except the amount of £250 given to help some tenants with redecoration. We will find out what other TMOs and the Council do on this before agreeing this point. We also need to follow up the request made at the November board meeting for the Estate Manager to find out what allowance the Council gives to older people for redecoration. This policy can be reconsidered by the Board once this information has been collected.</p>	<p>Robert Johnson</p> <p>Estate Manager</p>
10. External meetings	<p>Ida reported back on the Community Council meeting.</p> <p>There has been no Area Forum since the last Board meeting.</p> <p>Ida reported that she had done the Secretary skills training and urged other Board members to attend the following courses:</p> <p>Thu 16 March Chair Skills Thu 23 March Secretary Skills Thu 30 March Treasurer Skills</p> <p>Contact: Celine Arnold 020 7525 4050</p> <p>Mike has the plans of the Wild Rents development from the West Bermondsey Community Forum.</p>	

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11. Jam Factory update	Wendy and Linden had been to a site meeting with Charlie Sidgwick, and re-presented our demands. Nothing can be done about the pathway bordering our estate until the drains have been sorted out on their property.	
12. Estate event	<p>We agreed to postpone the main discussion about this item until Tue 14 March at 6pm. However, the following suggestions were made:</p> <p>Marquees can be hired from Trinity Church Square TRA for £3 each (post meeting note: amount corrected by Tim), and chairs are also available; local pub landlords eg Frank from the Royal Oak are usually happy to provide alcohol so we don't need to worry about a licence; paying facilitator, eg Groundwork Trust to do consultation; getting various musicians to do entertainment – Robert can supply details of a tenants band from another estate; getting stallholders from Borough market to provide food.</p> <p>We also agreed a time slot of 2 – 6pm.</p>	
13. Any other business	None	
Date of next meeting	<p>Meeting to discuss estate event: Tue 14 Mar 6pm</p> <p>Next Board meeting: Tue 28 Mar 6.45pm</p>	
Signed as accurate record by Chair		Date