

Minutes of the Annual General Meeting of Haddonhall Residents TMO

Wednesday 27 September 2006

The Roundhouse, Great Dover Street, London SE1

1. Wendy Sedgwick, Chair, welcomed residents and guests to the meeting.
2. Apologies: Flo French, Yetunde Olenwale (London Borough Southwark), Dr Moore.
3. Minutes of last year's AGM agreed as an accurate record. There were no matters arising.
4. The chair delivered her report:

Milestones over the past year

The past year has seen the start of some real improvements to the whole estate and I hope you have seen that your committee has started to make things happen. Here is a summary of our achievements this year:

Estate office and administration

⇒ Sadly our estate manager Linden Downham left Haddonhall Residents' TMO in June due to personal reasons. The estate staff and the management committee have pulled together, aided by the support of Southwark TMO support office, to manage things while we looked for another manager. We moved fast and held a day of interviews on 25th July. Our new manager Claudius Opadarin-Oluwole is joining us on October 2. Do pop in to the office and introduce yourself.

⇒ We have a book-keeping company Boogles Ltd that now manages our day-to-day finances to ensure that the committee keeps on top of its financial management.

Management committee

⇒ We have co-opted a new committee member, attracted to the committee by our work on plans to improve the estate.

⇒ The committee holds monthly meetings and has working groups for: finance, estate renewal, allocations and social who generally meet on an ad hoc basis outside of monthly meetings.

⇒ Whenever possible committee members attend other borough meetings once a month to help put Haddonhall on the map and to help attract extra funding. These include Borough and Bankside Area Forum, Borough and Bankside Community Council and the TMO liaison group.

⇒ Committee members attended free training courses throughout the year ranging from financial management to housing issues.

⇒ The TMO has produced three newsletters *in the past 12 months*.

Maintenance

⇒ As you know the communal heating has been managed by Southwark for more than a year now. We know that residents have had difficulties with which is why we have invited Phil Barnes from Southwark Technical Services down to update residents on what has been done and how this will hopefully improve their service from now on.

Estate improvements and major works

⇒ The TMO has successfully lobbied Southwark Council through the Borough and Bankside Area forum for major works funding. Cheryl Phillips from the Area Housing office is here to update you on this.

⇒ The TMO successfully applied for Cleaner Greener Safer funding which is another fund from Southwark Council. An initial grant of £30K was spent on lighting improvement to the whole estate. A further £10K was spent in the first phase of re-landscaping the park near Potier and Prioress Street. The play equipment has been removed and a temporary re-surfacing has been put in place comprising of turf with plans to plant on some of the banks. Once we apply for more funding we will then seek resident's opinion on a final landscape design.

⇒ We have just bid for two further projects in this year's round of Cleaner Greener Safer money – repairing and replacing paving where needed across the whole estate and a pilot project to landscape the entrance to the estate where Potier Street meets Hunter Close. If we are successful the work will start in 2007.

⇒ Letterboxes. Following resident requests in Rephidim, Green Walk and Potier Street

We have funded works to installing new letters boxes in those blocks where it has been possible to site them. This has then removed the need for the trade's entrance button to be kept on in the mornings, and hopefully helped to reduce security risks among a particularly vulnerable group of residents.

Rent collection

⇒ Our recovery of bad debts has improved even more significantly over the past year as the treasurer will highlight in her report.

Parking

⇒ We are holding a public meeting on 15 November to see whether people are interested in some kind of scheme to parking control on the estate. The choice is yours so do come along and have your say.

Social

⇒ Bingo has been run on a weekly basis since January 2005. To date it has raised nearly £400. Last year at the Christmas party attendees were treated to a voucher each and fish and chip supper. I would like to thank Rene Macklin and Flo French for all their dedication to running this event.

⇒ For the first time in a long time Haddonhall had a social event – a spring social that was funded from a grant we applied for from the Big Lottery

Awards for All. There was karaoke, food, stilt walkers and drink, some of which you are enjoying tonight. We look forward to seeing you next year at our next event in Spring 2007.

Looking ahead

In terms of our future the management committee has several objectives:

1. To continue to raise the profile of Haddonhall within Southwark Council and other T&RAs within the borough.
2. To negotiate with Southwark Council over a new management agreement that will be brought in force across all the borough's TMOs over the next few years. This will also allow us to decide on whether we want to take on extra responsibilities to enable us to have more direct control over our estate. This will take some time.
3. To continue to lobby, along with the rest of Southwark's TMOs, for accurate calculations of our allowances.
4. To work as a committee to develop a business plan and to consult with the wider group of residents on longer-term goals for the benefit of all.
5. To continue lobbying from various external funding bodies to further programme of estate environmental improvements.

On a final note I would like to thank all the estate staff for their support as it has been another year of great change and upheaval. We look forward to working with Claudius Opadarin-Oluwaole, Haddonhall's new estate manager who will be joining us next week.

I would also like to thank every member of the management committee for giving up their time to attend all our meetings and for bringing so much to table. I would also like to thank those who stepped down as committee members over the past year, namely Brenda Murphy, Sue Jennings and Ruth Newman and to welcome our newest recruit Ray Austin who joined earlier in the year.

In order to provide fresh ideas and input we need participation from as many different people who live here as possible. If you can spare time to sit on a sub-group or even on the committee itself then all the better. It makes me proud to be able to say that I not only know my neighbours, but I try to work with them to make where I live a better place. The fact that you've come along here tonight is proof that you feel the same way too and so if you think you have a particular bugbear that you want help action, then that's as good as place to start as any in becoming involved.

We look forward to reporting on even more achievements at next year's AGM.

5. Treasurer's report and appointment of auditor

The Treasurer, Sue Hilleard, presented the annual accounts.

The accounts were agreed (proposed E Macklin, seconded Maureen Low, votes for 32, against, 0 abstentions 1).

The meeting agreed to re-appoint the existing auditor, John Ley (proposed Sue Hilleard, seconded Ida Forster, votes for 35, against 0, abstentions 0).

6. Heating on the estate – Phil Barnes, London Borough Southwark.

Phil Barnes explained that there was a proposal to renew some of the individual heating systems in residents homes as part of the works planned under decent homes standards that Southwark would be carrying out shortly, other systems may be upgraded as part of this programme in order to bring them up to the decent homes standard.

There were intrinsic problems with the communal system which needs upgrading. However, this can only be done in conjunction with any bids that Borough and Bankside are submitting.

Whilst he could not help with any heating problems that related to the communal system itself. Phil Barnes undertook to send engineers round to look at any problems with individual radiators being too hot. He also offered to respond to any individual enquiries that people may have.

7. Update on windows

Courtney Fletcher and Cheryl Phillips, who are working on the programme of work relating to decent homes presented the proposed works to be carried out on the estate. This will happen in two phases, the first beginning in March 2007. A condition survey has been carried out on the estate and the majority of windows are in good repair. Those windows that are not up to standard will be replaced, but they will not be double glazed. Some individual heating systems will be replaced, and this may mean replacing kitchens. The specifications and designs are still being developed, and the consultation with leaseholders still needs to take place.

There were several questions about how leaseholders will be charged for the works, and Cheryl Phillips suggested inviting a member of staff from leaseholder management to the next meeting to answer these queries.

An open day will be held in the next 6 weeks where more information will be presented on the works. The officers are based at the office on 169 Long Lane and are happy to take questions from residents there.

8. West Bermondsey Community Forum

Adele Morris gave a short presentation on the work of the Forum, which is a forum for local residents, voluntary groups and service providers to get together and discuss issues which affect the West Bermondsey area, and to find ways of building a stronger community. It runs a range of events, which are open to all local residents.

9. Election of Board members

The Board stood down and Michael Preston from London Borough of Southwark took the Chair. The meeting agreed to vote for the nominated members en masse. Michael Preston read out the individual nominations for the following:

Michael Sedgwick

Ray Austin

Ida Forster

Rene Macklin

George Arkless

Flo French

Sue Hilleard

Wendy Sedgwick

The meeting voted as follows: for 27, against 0, abstentions 0.

10. Any other business

There was a complaint about fly tipping on the estate. Councillor Tim McNally suggested that residents consider becoming Street Leaders which would entitle them to regular walkabouts on the estate with an enforcement officer who would ensure that such matters were dealt with promptly.

Councillor Tim McNally drew residents' attention to the recently published leaseholders' manual which was available from the estate office.

He also informed the meeting that Thames Water would be carrying out a major programme of replacement of the Victorian water mains in the new year and that this would mean some disruption including having the water off for about two hours.

The meeting closed at 8.50pm