

Haddonhall Residents Tenant Management Organisation

Minutes of Board Meeting

Date 3/6/2008

Present	Ida, George, Sue, Darren, Rachida, Claudius, Mustapha, Cllr Mackie Sheik	
Apologies	Wendy, Flo, Mike S. Michael P. Cllrs McNally & Zuleta	
Agenda item	Decision	Action by
1. Minutes 6/5/08	Minutes Agreed	All
2. Matters Arising	<p>Acton Group Visit – The planned visit by the potential Acton Group TMO was postponed for a second time at their own request. At the moment there is no date set for this visit to happen.</p> <p>Councillor Mackie Sheik introduced himself to the members. He outlined the following appointments relating to the Councillors since the Mayoral elections took place. These are:</p> <ul style="list-style-type: none"> • Cllr Zuleta is Chair of Borough and Bankside Forum • Cllr Sheik is Vice-Chair of Borough and Bankside Forum • Cllr McNally is on the Mayoral Executive (Resourcing) • Mackie will distribute changes relating to Housing Scrutiny appointments <p>Banking Signatories – Problems with incorrect identification documents have delayed the switchover. Ida and Rachida are to clarify the status of this at the next meeting.</p> <p>Sue confirmed that the staff salary increase of 2.5% was implemented.</p> <p>Annual Leave – The staff have been told verbally about the procedures relating to Annual Leave. George is to reiterate this in writing. Also Claudius is to obtain a wall planner to aid easy</p>	<p>Information Only</p> <p>Information Only</p> <p>Ida/Rachida</p> <p>Information Only</p> <p>George / Claudius</p>

	monitoring.	
3. Estate Managers Report	<p>Claudius reported that Dave is now back to full-time hours. He is doing light duties at the moment and will be monitored when he commences heavy duty work.</p> <p>The estimate from Walworth Gardens for the Rockery project is £5000. This was deemed to be higher than expectations and therefore Claudius has been requested to obtain another quote from an alternative provider as well as obtaining a complete breakdown of both quotes.</p> <p>The current rent collection rate has been confirmed at 95.7%. Claudius put forward a suggestion to adopt the Allpay.net method of paying rent as a replacement to the traditional rent-book method. It was argued that consultation with the residents would only delay the inevitable and therefore the vote was to adopt Allpay.net. Residents will be notified nearer the implementation time. Claudius to progress.</p> <p>Two sites have been identified as potential locations for paladin bins. After discussing various options relating to the existing bin keeps it was decided to instigate a pilot project for these two paladin sites. This will be for 6 months with a review after 12 weeks. During the trial period the bin keeps of the residents affected will be rendered unusable. Claudius to obtain rental costs of 2 paladin bins.</p>	<p>Claudius</p> <p>Claudius</p> <p>Claudius</p> <p>Claudius</p>
4. Major Works	Sue expressed extreme dissatisfaction with the way Phase 1 of Major works was progressing. In summary the main points of grievance is (but not limited to):	

	<ul style="list-style-type: none"> • Ill-fitting window components • Lateness of official approval of components resulting in delays • Lack of communication • Misinformation and missed deadlines • Bad manners of contracting staff • General lack of supervision/ownership of the whole project <p>Mackie agreed that this was completely unacceptable and in response he requested that Sue makes a written report detailing the above points and send it to Lorraine and himself. George and Claudius will also submit written reports. He will then approach Apollo direct to discuss these issues.</p> <p>On a related subject George informed Mackie that there is still a lot of confusion surrounding the issue of external decorations and exactly what these consist of. Despite repeated requests to Apollo for clarification no information has been forthcoming. Mackie stated that he will also discuss this with Apollo.</p>	<p>S/G/C & Mackie</p> <p>Mackie</p>
<p>5. Estate Matters</p>	<p>As a result of persistent e-mails to the Council regarding Angel properties' negligence of clearing rubbish from part of their property bordering Haddonhall Estate a formal complaint has now been logged with the Environmental Crime dept. of Southwark. In the meantime Angel properties sent a letter to Claudius claiming that they have indeed already cleared up this specific area. An inspection afterwards proved that this claim was not true. Claudius to persist in pursuing the complaint.</p>	<p>Claudius</p>

	<p>George reminded Claudius to make arrangements to remove the graffiti from the side of Thornham House ASAP.</p> <p>Due to the absence of Wendy and Mike S. there has been no Parking Update this month.</p>	Claudius
6. Budget Approval	<p>A meeting has been scheduled for Tuesday 10th June to discuss and approve the Estate budgets. This will also include the credit/debits of obsolete rent/garage accounts. Darren to notify all members of this meeting ASAP.</p>	Darren
7. External Courses	Nothing to report	
9. A.O.B	<p>It was decided to set the date of the 2008 AGM as 24th September. In addition the need for new committee members has arisen as a result of Ida standing down at the next AGM along with Wendy and Mike S. moving away from the Estate. Claudius is to send committee meeting invites to all residents inc. absentee landlords.</p>	Claudius
10. Next Meeting	<p>1st July 2008 with subsequent meetings held on the first Tuesday of each month thereafter. Meetings to start at 6:30pm.</p>	All