

Haddonhall Residents Tenant Management Organisation

Minutes of Board Meeting

Date 1/7/2008

Present	<p>Ida, George, Sue, Rachida, Claudius, Flo, Wendy (from 7pm), Michael Preston (LBS), Paul Halpin (Home Ownership Unit, LBS), Cheryl Phillips (LBS), Courtland Fletcher (LBS), John Pryor (Apollo), Martin Clack (Apollo), Cllr Lorraine Zuleta</p> <p>There were also two observers, Ruth Newman? and Mack</p>	
1. Apologies	Darren, Cllrs McNally & Mackie	
Agenda item	Decision	Action by
2. Minutes 3/6/08	Minutes Agreed with some amendments	All
3. Matters Arising	<p>Sue had already sent Darren an email asking for her comments on the behaviour of Apollo staff to be amended to 'condescending'</p> <p>Cllr Zuleta corrected the minute relating to her and Cllr Mackie's positions on Borough and Bankside Forum – it should be Borough and Bankside Community Council. And Cllr McNally is the Executive Member for Resources.</p> <p>Cllr Zuleta explained that there is no longer a scrutiny committee relating specifically to housing. If there is something that we think should be raised with the scrutiny committees, we should let Cllr Zuleta know.</p> <p>Banking signatories – the bank now has all the correct paperwork from Ida and Rachida – we are waiting for them to confirm the change of signatories.</p> <p>Cllr Zuleta reported that our CGS bid has been shortlisted and we will have an opportunity to pitch for it at the Borough and Bankside Community Council meeting on 8 July at St George the Martyr Church.</p>	Ida and George
4. Major Works	<p>Martin Clack and Cheryl Phillips responded to the complaints about how the work had been carried out to date, which was mainly a result of factors emerging during the course of the work that had not been anticipated in the planning stage.</p> <p>Whilst it was accepted that this was likely to account for a small number of issues, Board members and Cllr Zuleta felt that, as this kind of work was very familiar to LBS, it was disappointing that so many things were not anticipated.</p> <p>Apollo confirmed that they will be checking window measurements thoroughly on subsequent blocks to ensure that the same issue on different sizing does</p>	

	<p>not cause the same problems.</p> <p>There was also dissatisfaction with the way that the LBS policy on the replacement of security grilles post-refurbishment had been communicated.</p> <p>Cllr Zuleta will find out how residents can claim for compensation where they have a complaint about the works.</p> <p>John Pryor confirmed that balconies on those blocks where they were not covered would have their asphalt replaced as a precaution, because: a) asphalt has a lifespan of only 25 years, so these are due for replacement; and b) it is cost effective to carry out this work whilst the scaffolding is on site.</p> <p>There was some discussion about whether or not leaseholders had been consulted on the replacement of the asphalt. Paul Halpin will check.</p> <p>The Home Ownership Unit is also in the process of checking whether the replacement of the lead flashings (which have been stolen) is covered by LBS insurance. Paul will report back on the outcome.</p> <p>Paul Halpin has agreed to George's request to ensure a copy of the insurance policy is passed to the office so insurance issues can be checked by the TMO in general. This was in response to general concerns by leaseholders that insurance jobs were being charged to leaseholders.</p> <p>John Pryor confirmed that the concrete beams have been repaired at some point in the past and that the problems arising from this are unlikely to be covered by insurance.</p> <p>Martin Clack and Cheryl Phillips confirmed that the Major Works will include external decorations of anything on the blocks which has been painted or stained including the bin keeps and the garages.</p> <p>George thanked representatives of Apollo and LBS for attending the meeting.</p>	<p>Cllr Zuleta</p> <p>Paul Halpin</p> <p>Paul Halpin</p> <p>Paul Halpin</p>
<p>5. Equalities / energy monitoring</p>	<p>Michael Preston reported that, from 1 October, all void properties are required to have an energy performance certificate issued before they can be re-let. Munters will be carrying out surveys in order to allocate a rating on behalf of LBS. The rating will be</p>	

	<p>used in the home-based lettings system. The cost will be covered by LBS but the Estate Office will be responsible for liaising with Munters.</p> <p>The Board expressed concern that any delay in the survey being carried out would have an impact on rental income, but Michael confirmed that in these situations loss of income would be covered by LBS. There will be a presentation on the scheme at the September TMO Liaison meeting.</p> <p>Michael reported that there is a statutory requirement for TMOs to carry out equalities monitoring. He tabled a draft form which would be used for this purpose.</p> <p>The deadline is October, and he suggested that Rachida, Claudius and George form a small group to carry out this exercise. It should not be too onerous as a lot of the work has already been carried out as part of the benchmarking exercise. He suggested the group meet in September.</p>	George, Claudius, Rachida
6. Estate Manager's report	<p>Bingo club – Wendy confirmed that TMO funds could not be used for this because it constituted gambling. Flo can advise on how funds were raised previously.</p> <p>Potential new Board members – several potential new members will be attending August's meeting as observers. George asked that we make every effort to be quorate.</p> <p>We agreed that, as part of the introductions to the next meeting, each Board member would talk about how they had become involved and what they had found useful about their participation in the TMO.</p> <p>There was some discussion about the call for new members in the newsletter and the position of sub-tenants on the Board. It was agreed that we would consider co-opting sub tenants to the Board and that we would not go into the details of their status and voting rights in the newsletter. George will check the constitution and report back.</p>	Flo All George George
7. Estate Matters	George reported that there was currently consultation going on about the introduction of safety certificates for trees. This would have a financial impact on the TMO	
8. Parking update	Mike has had a meeting with other residents at which they agreed the fine details from the referendum answers to form the basis of a parking scheme. The next step is for the group to meet with John Onley	Mike

	<p>from LBS to show him the site, and discuss necessary landscaping, painting and sign alterations. Once his feedback has been gathered, the group will present to the Board.</p> <p>There will be a need for some resurfacing, and we need to find out whether LBS will pay for this or if we need to pay for it and recoup the cost from the permits.</p>	Mike
9. External meetings	<p>Borough and Bankside Community Council 8 July</p> <p>TMO Liaison meeting postponed from July because of planned industrial action to 17 July. Next meeting will be in September</p>	Ida and George
10. A.O.B	<p>We agreed that Maggie Gilbert should be given authorisation for telephone banking</p> <p>George reported that he has been invited to the steering group for the 'In the Driving Seat' training. The Board urged him to ensure that the good lunches were continued.</p> <p>George reported that the social committee have organised a 'Fun Day' for residents for 2 August. The event will be family oriented and details will be in the newsletter. Volunteers are needed for the stocks.</p>	
Next meeting	<p>The next meeting is on 5 August at 6.30pm</p> <p>Board members – please remember to have something prepared to say to prospective Board members about your experience on the TMO.</p>	All