

**ANNUAL GENERAL MEETING MINUTES**  
*7-9pm, 11<sup>th</sup> September 2017 / Community Room*  
*38 Mary Datchelor Close, Camberwell, SE5 7AX (TMO Office)*  
Quorum is seventeen  
Chaired by James Traynor

**1. WELCOME AND INTRODUCTIONS, APOLOGIES AND DECLARATION OF INTERESTS**

**Present:** Dr Mark Vowles, Ras Kwende, Caxton Kasozi-Batende, Kate Damiral, Terry Norman, Tom Hatton (SNR), Tom Hatton (SNR), James Traynor, Rob Beer, Richard Gooding, Ellen Clarke, Pamala Livingston, Natasha Gordon, Rom Kermal, Pete Berciu, Hannah Bruce, Kate Traynor (18 Members)

**Apologies:** None

**Other Attendees:** Chay Pulger, Gary Roye, Kelly Uyselle, Jackie Richards

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**2. MINUTES OF THE LAST MEETING (APPROVAL)**

- Minutes approved and signed
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**3. MATTERS ARISING**

- No matters arising
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**4. CHAIR'S REPORT ON PREVIOUS YEAR 2016-2017 (Article of Association, 29)**

**What we achieved in 2016-2017**

- Employed Interim Manager (April – Dec) and supported staff team
- Achieved improvements in line with Southwark TMI report
- Improved response time for assessing repairs
- Reduced rent arrears

**Building community spirit**

- Weekly coffee mornings
- Green shoots gardening
- Coach trip - August
- Fun Day - September
- Halloween - October
- Festive Social and Senior Citizens' Party – December

**The Secret Garden**

- Grant for new garden by Datchelor Place
- Community Gardeners Bill & Stephen from Urban Canopy
- Join us in the Secret Garden (behind KFC) on Wednesdays (3.30-6.30pm).

**Representing our estate**

- Southwark TMO Committee - sharing information with other TMOs
- Links with the Police Safer Neighbourhood Team
  - Resident reps attended Safer Neighbourhood Panel meetings
  - Staff worked with police and community wardens to support homeless people sleeping rough

**This year 2017/18 so far...**

- Successful recruitment of new manager and R&M coordinator
- Completion of new Community Room
- Grant for community gardeners
- New Website and Resident Handbook, see: [www.deynsford.org](http://www.deynsford.org)

**Celebrating success!**

- Connie and Kwende receiving recognition from Southwark Volunteer Action (May 2017)
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**5. PLANS FOR UPCOMING YEAR 2017-2018 (Article of Association, 29)**

**The next 6 months**

- Board membership and succession planning
- Develop regular activity programme for community room and offer bookings for residents
- Target funding for other community projects...

**Further ahead - in the business plan**

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- 2018/19: resident survey with household info for equalities impact assessment (to check we deliver a fair service)
- 2018/19: repairs workshop
- Free estate WIFI
- Investigate environmentally friendly energy options

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#### **6. PRESENTATION OF AUDITED ACCOUNTS FOR 2016-2017 (Article of Association, 29)**

- Vote for approval of the audited accounts – All in favour - unanimous

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#### **7. APPOINTMENT OF AUDITOR FOR 2017-2018 (Article of Association, 29)**

- Vote for auditor to continue its services for 2017-2018. Auditor is Kryston Reeves – All in favour - unanimous

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#### **8. SURPLUS UPDATE (MMA C5,S3,S5)**

- The TMO Board will review and agree expenditure of the Surplus Funds at the forthcoming Away Day on 11<sup>th</sup> November.
- In line with our Financial procedures 1/3 will be invested; 1/3 will be saved; 1/3 will be allocated to community improvements (approx. £20k).
- Previous surplus funds have been spent on the new community room and garden projects.

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#### **9. CONTINUATION OF TMO VOTE (Article of Association, 29)**

- Vote for the TMO to continue – yes all unanimous

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#### **10. ELECTION OF BOARD MEMBERS (Article of Association, 29)**

- Tom L and Patrick L have stepped down from the Board this year, James stepped down and was voted back on.
- There are now 5 spaces on the Board that can be filled.
- One person was Co-opted onto the board at the GM in 2016/17.
- Caxton Kasozi-Batende – voted on unanimously
- Free online training is available to all TMO members

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#### **11. EQUALITY AND DIVERSITY (MMA C1,S2)**

- Inclusive TMO that is aware of the differing community
- Have enabled inclusion of all race, religion, and walks of life as shown in social events .
- Have a equal opportunity policy.
- Our board is representative of various types of residents.

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#### **12. ANY OTHER BUSINESS**

##### **Major Works**

- A letter has been sent to the council to ask for an update on what follow up they are going to have since the major works survey which was previously undertaken. Concerns were raised about the state of major repairs and the need for overall touch up of the estate and work needed on windows and doors.

##### **Security Estate concerns**

- There have been some serious concerns in relation to the security on the estate – this is being taken seriously and there are steps in place to tackle the issues. The TMO have been liaising with the police on a regular basis. For example, there has been a new security sub-committee set up this year to deal with the concerns around security (drug dealing, prostitution, ASB etc.) An assessment will be undertaken to identify approached that can be adopted to address the issues and the costs involved for putting these measures in place. Security Sub-group: Last Monday of every month at 7pm (Next one on the 25<sup>th</sup> September). We invite all interested members to join this meeting and contribute to solutions.

##### **Comment from Jackie Richards**

- Tenant Management commended the TMO and the Board – remarkable improvements and the Council is proud of the Board and how far it has come.
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