

## GENERAL MEETING MINUTES

7-9pm, 19<sup>th</sup> March 2018

Community Room

38 Mary Datchelor Close, Camberwell, SE5 7AX (TMO Office)

Chaired by James Traynor (Power Point Presentation was provided)

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

**Residents Present:** James Traynor, Ras Kwende, Mark Vowles, Tasha Gordon, Rob Beer, Paul Seary, Connie Nash, Kate Damiral, John Edmead, Mary Clark, Luca Zancanto, Caxton Kasozi-Batende

**Other attendees:** Chay Pulger (Estate Manager), Gary Roye (Caretaker), Kelly Ulysse (Caretaker), Alex Heslop (TMI Team Leader), Wilson Mutabazi (LBS Heating and Hot water) & Jennifer Quinton Chelley (Clifton Estate)

**Apologies:** Eleri Jones, Connie Gray, Tracy Stedman, Hannah Bruce, Shaun Gillen

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

Minutes approved and signed

### 3. MATTERS ARISING

No matters arising

### 4. SOUTHWARK COUNCIL HEATING/HOT WATER

Originally the plan was for the fire safety officer to attend this meeting but unfortunately gave his apologies. He will be invited to the next General Meeting. The FRA Safety officer has now been replaced by a representative from the heating and hot water department in Southwark council to answer any questions.

Wilson Mutabazi attended from Southwark Council heating department

- There are 3 Boilers in the whole estate (2 Winters and 1 Summer).
- 1 Boiler was out of order during the period D'Eynsford had no heating/hot water. The issues was that it was leaking and once it was drained and fixed, it created various air locks. Due to the one pipe system it meant that if there was an air lock that affected parts of the estate.
- If it is a regular occurrence then Council tenants maybe able to apply for compensation. Leaseholders are not able to get compensation.

Points raised from residents:

- Terry Norman – No heating on a regularly basis and the council website is not updated.
- Jennifer Quinton Chelley – Similar issues faced in her estate.
- James Traynor – What is the policy regarding vulnerable residents? Wilson stated that fan heaters are supplied.
- John Edmead – Why are leaseholders not allowed compensation? Wilson did not know but Alex Heslop said he would make enquires and liaise with Chay Pulger.
- Mark Vowles – Enquired why he wasn't affected ? Wilson noted that it is on a one pipe system and therefore airlocks affect only sections of the blocks depending which side of the airlock you are on.
- James Traynor – What is the councils stance on the National Governments law regarding metering to communal piping by July 2018? Wilson was not aware of it but will make enquires.

## 5. BUDGET 2018 – 2019 (to ratify)

Presented by Terry Norman (Treasurer)

- Reduction in our allowance from the Council by £15k.
- Finance Sub-Committee have been working tirelessly on the budgets for the last five Months.
- Every item has been budgeted using the actuals from 2017/2018.
- Only two items were increased which were 'Repairs' and 'VOID Works' and the rest of them have been reduced.
- Whilst the surplus was only estimated to be £2,816 for 2018/2019, it hasn't counted for rental allowance which should make the surplus large enough in the end of the year to be able to carry forward for future improvement projects.
- The budget was approved unanimously at the board meeting on the 12<sup>th</sup> March 2018.

	<b>2018/2019 Budget</b>
INCOME	£350,616
EXPENDITURE	£347,800
<b>SURPLUS</b>	<b>£2,816</b>

## 6. UPDATE SINCE THE LAST RESIDENT MEETING

Presented by James Traynor (Vice-Chair)

	<b>MAIN ACHIEVEMENTS SINCE THE LAST RESIDENT MEETING</b>
<b>GOVERNANCE</b>	<ul style="list-style-type: none"><li>• Governance Policy, Employment Policy and Financial Policy Approved</li><li>• New board members co-opted onto the board (Caxton and Mark)</li><li>• Budget 2018/2019</li><li>• Re-financing Job Descriptions</li></ul>
<b>REPAIRS AND MAINTENANCE</b>	<ul style="list-style-type: none"><li>• Lots of historical leaks and outstanding repairs carried out.</li><li>• 6 Void properties.</li><li>• Pavement works to the estate / Lighting repairs to the estate</li></ul>
<b>GRANTS AND FUNDING</b>	<ul style="list-style-type: none"><li>• <b>Following Grant / Funding approved</b> - New Community Garage, New Bike Shelter, New Estate Bins, New Lighting, Community Orchards, Planting Bulbs, Pergola, Wild Flowers.</li><li>• <b>Following grants applied for and awaiting approval</b> – TRSIG (Community Gardener)</li></ul>
<b>COMMUNITY</b>	<ul style="list-style-type: none"><li>• Christmas social (attended by more than 65 people), community events such as ZUMBA, YOGA and IT Lesson. New Community Library (books donated and used regularly by all ages). 25 New Trees have been planted. Bulbs around the estate have been planted too (keep an eye out)</li></ul>

## 7. COMMUNITY EVENTS 2018 - 2019

Presented by James Traynor (Vice-Chair)

Our dedicated social committee have some exciting plans for 2018 . The following social events are earmarked to take place this year.

- **April, May, June 2018** : Men's Event, Death Café, Women's Event.
- **July, August, September 2018** : Fun Day, Summer & Coach Trip.
- **October, November & December 2018** : Halloween, Estate Christmas Meal, Senior Citizens Party.
  - **Every Week** : Coffee Morning, Gardening ,Yoga, Zumba, IT Lesson also ever week.
  - **Every Month** : Death Café, Board Games, Advising Communities.

If you would like to get involved in planning to organise events, partake in events or simple find out more about the social sub-committee then please get in touch with us on 020 7525 0745.

- Kate Damiral explained what death café was all about.

## 8. IMPROVEMENT PROJECTS 2018 – 2019

Presented by James Traynor (Vice-Chair)

- At the Annual TMO Away Day on 11<sup>th</sup> November, the Board discussed and identified improvement projects for 2018/2019 using the Surplus Funds from the previous years.
- Where possible, the TMO will try to apply for funding and grants to pay for the projects.
- These improvement projects have been allocated to individual Sub-Committees to plan and complete.

SUB-COMMITTEES	IMPROVEMENT PROJECTS	NEXT MEETING
<b>REPAIRS AND MAINTENANCE</b>	<ul style="list-style-type: none"><li>• Estate signage and new improved maps.</li><li>• Estate seating's (new seating's).</li><li>• New Bike shelters.</li><li>• Improve the Estate Lighting in D'Eynsford Estate.</li></ul>	Tuesday, 10 <sup>th</sup> April 2018 (6PM)
<b>SECURITY</b>	<ul style="list-style-type: none"><li>• Tackle the issues of fly tipping around our estate. by strategically looking into relocating bins, creating new bin Stores, and carrying out fly tipping awareness schemes.</li><li>• We also intend to carry out an Estate wide education campaign on recycling and refuse.</li></ul>	May 2018 (DATE TBC)
<b>SOCIAL AND COMMUNITY ROO</b>	<ul style="list-style-type: none"><li>• Maximising the use of the community room with new activities, consider succession plan for funding of activities once the National Health Lotter Grant runs out in 2018.</li><li>• New Community Garages Project to undertake educational workshops from April 2018.</li></ul>	22 <sup>nd</sup> March 2018
<b>GARDENING</b>	<ul style="list-style-type: none"><li>• Supply and fit 3 Large Water Butts around the estate.</li><li>• Build New Pergola in the Secret Garden.</li><li>• Build various New Planters around the estate.</li></ul>	April 2018 (DATE TBC)

If you have any interest or feel you can contribute towards the planning of any of the improvement projects then we would love to hear from you !

## 9. BOARD MEMBERS

Presented by James Traynor (Vice-Chair)

### 9.1 **Changes (Co-opted on to the board) since the last meeting?**

Mark Vowles and Caxton have joined the board

### 9.2 **Who are your current board members?**

12 board members currently.

### 9.3 **New Board Members to Join?**

Rob Beer nominated himself to join the board

- Proposed - Terry Norman
- Seconded - Tasha Gordon

## 10. ANY OTHER BUSINESS

- John Edmead enquired about the door grills on front doors and noted that whilst Southwark Council would like it to be removed, Lambeth and the London Fire Brigade contradicts this stance. TMO is waiting decision from LBS.
- Jennifer Quiton-Chelley advised that if D'Eynsford TMO are experiencing any ASB issues then to raise this outside the borough. i.e. contact CID instead of Southwark Anti-Social Behaviour Unit.