



D'Eynsford Tenant Management Organisation Community Interest Company
Estate Office, 38 Mary Datchelor Close, London, SE5 7AX
Registered in England and Wales No: 8395845

*D'Eynsford Estate Tenant Management Organisation Annual General Meeting,
September 10th, 2018*

Seventeen attendees is quorate (excluding TMO staff)

TMO Board Attendees: Shaun Gillen (Chair), James Traynor (Vice-Chair) Eleri Jones (Secretary), Terry Norman (Treasurer), Connie Gray, Kwende Anbessa-Ebanks, Tasha Gordon, Mark Vowles.

TMO Staff Attendees: Chay Pulger (TMO Manager)

Other Attendees: Tracy Stedman (TMI Team), Charlotte Collins (Kreston Reeves Auditors)

1. Welcome and introductions, apologies and declarations of interests

Caxton Kasozi-Batende and Hannah Bruce sent apologies.

No new declarations of interest were made.

2. Minutes of the last meeting

The minutes were approved with no amends.

3. Matters arising

None were raised.

4. Chair's report

Shaun highlighted the key achievements of the TMO in the last year, in particular highlighting that we had been awarded £45k through grant funding, which can be spent on estate improvements.

Shaun also noted that there were 42 responses to the resident satisfaction survey and that there was a prize draw for those who have submitted which was won by 125 Don Phelan Close.

ACTION ONE: Chay will contact the residents of 125 Don Phelan Close tomorrow to let them know they have won.

5. Plans for upcoming year 2018-2019

Shaun highlighted the plans for improvement projects and which sub-committees are leading on them. He stressed that TMO members can join any groups, apart from the finance and the HR sub-committees which can only be joined by TMO Board members. This restriction is in place because of the confidential nature of the information which these sub-committees review.

Bike shelters, estate signage and addressing the issue of fly-tipping are the top three items which the TMO will focus on for improvements.

D'Eynsford will also apply for the NFTMO Kitemark for good governance and we will be developing a new 5-year business plan.

6. Presentation of the audited accounts

Charlotte noted that the TMO financial systems were robust and that the TMO is in a strong position financially, with a £165k total surplus. The amount accrued as surplus this year, £8.553K, was less than in previous years, however, this was as a result of a reduction in the Allowance the organisation received from Southwark Council.

TMO Members requested information about how the TMO has used the funds it has been allocated – what has been spent where and why.

ACTION TWO: Finance Sub-Committee to ensure that information regarding how funds have been allocated and spent is presented at meetings in future. This information must be presented in an accessible way.

7. Appointment of the auditor

The Finance sub-committee recommend that we retain Kreston Reeves as our auditors.

Vote: 17 in favour, none against, none abstain.

8. Continuation of the TMO vote

Tracy Stedman explained that if this vote is not undertaken and/or the majority of people vote against the TMO, then the organisation will be wound down.

Vote: 17 in favour, none against, none abstain.

9. Election of Board Members

Tracy Stedman led the election process.

Terry Norman, Connie Gray and Kwende Anbessa-Ebanks stepped down and were re-elected.

10. Equality and Diversity (MMA)

Shaun set out that the TMO is here for everybody – we don't discriminate against anyone. We try to reflect this in the activities which we offer.

- Weekly activities: gardening, coffee, IT classes
- Monthly: DIY course, Board games, Advising Communities
- Annual activities: coach trip, Fun Day, Halloween, Festive Social, Women's Day, Men's Day

11. AOB

Members asked about whether there could be estate-wide wifi provision.

ACTION THREE: TMO Board to consider whether this is viable as part of the development of the new five-year Business Plan.

Bins: There is currently a consultation underway with Don Phelan and Veolia to establish the best position for the bins. The intent is to have new bin shelters installed within the next 2-3 months. This work will be funded by the surplus funds and there will be a presentation on this at the November Board meeting.

Southwark Carers: Members suggested that there should be representatives from Southwark Carers who attend the estate regularly.

ACTION FOUR: Chay to invite a representative to present to the Board so that we can determine whether Southwark Carers could support our residents.

Community Room activities: Evening and weekend classes could be charged so that TMO staff don't have to stay behind. This would improve the reach of the TMO with a different group of people who live on the estate and can't attend activities during the day.

ACTION FIVE: The Community Room sub-committee will consider this idea.

Surplus spend: Each of the sub-committees look at the proposed improvement project ideas and bring their views back to the come back to Board on whether they are viable and affordable. This analysis will then go back to community for comment and review.

ACTION SIX: All residents will be consulted on the next round of improvements in the spring General Meeting.

MEETING CLOSE

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