



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 General Meeting, March 28th, 2019

Seventeen attendees is quorate

Board Attendees: James Traynor (Chair), Mark Vowles (Treasurer) Connie Gray, Rob Beer, Shaun Gillen, Tasha Gordon,

Other Attendees: Chay Pulger (TMO Manager), Zech Urquhart (TMO Repairs and Maintenance Co-ordinator) Patrick Kelly, London Borough of Southwark (LBS), Noel Salmon (Smith and Byford)

Apologies: Kwende Anbessa-Ebanks, Hannah Bruce, Tracy Stedman (TMI Team, LBS)

1. Welcome, introductions and declaration of interests

Attendees introduced themselves to each other. No new declarations of interest were made.

2. Heating and Hot Water

Patrick and Noel provided an update on the heating and hot water issues on the estate.

LBS has planned to undertake work on the heating and hot water system in the summer. These works will not be extensive and they should not hold up any Major Works which the Council has planned for the estate.

LBS expects that there should be a smaller number of outages from the summer onwards, as they have installed isolation valves throughout the estate. These valves allow LBS to fix issues with the heating and hot water without turning off the entire system.

LBS noted that there is a Borough wide report being undertaken District Heating over the next few months. Tony Hunter, Director of Engineering will be looking at the report and developing recommendations for how LBS should address issues with District Heating systems across the Borough.

3. Minutes from the previous meeting

Action: Board members to arrange for a register to be taken of attendees, so that this can be added to future minutes. Currently only Board members and staff members are listed on the attendees list.

The minutes were approved with no amends.

4. Matters arising

No items were added to the agenda.

5. Board members

James outlined the structure of the TMO Board and the roles of the different sub-committees. He noted that General Meetings are an opportunity for residents to become Board members.

The commitments of Board members are to attend 9 out of 12 meeting each year. No Board members are experts in housing management. Rather, training is provided for all new Board members to help them undertake their role on the Board effectively. This training can also be very useful in developing the careers of Board members, as well as enabling them to ensure our estate is run efficiently and effectively for the benefit of everyone who lives here.

The next opportunity to join the Board will be at the next General Meeting in July.

6. Budget

Mark highlighted some key points about the Management Allowance, which the TMO receives from LBS to run services on the estate.

- The amount we have received is slightly more than the previous financial year.
- The majority of our budget is allocated to our tenants, rather than leaseholders.
- In addition to our allowance, we also have revenue from collecting rents efficiently and bank interest. Thanks to the efforts of our Estate Manager, Chay Pulger, we have also accessed significant grant funding this year, which has allowed us to undertake improvement projects around the estate.
- In terms of expenditure our single biggest cost is staff salaries, then the repairs budget and then running costs of TMO office. Corporate costs, the community room and Board members training make up the rest of our main expenditure.
- The total estimated surplus for this FY is £1,619

7. New Business Plan

The new business plan has been approved by the Board and sets out what we are going to do for the next three years. Hard copies were made available for attendees at the meeting.

8. Sub Committee Reports:

8.1 Gardening Sub Committee: free gardening workshops are available for residents.

8.2 Social and Community Room: Homework club, yoga, coffee mornings are all on offer for residents. All sessions are free and everyone is welcome to attend. At the moment, these classes are in the daytime. The Social and Community Room sub-committee are starting a Youth Committee for young people aged over 11 years old.

8.3 Repairs and Maintenance: There are new bin shelters in place on the estate now. In the coming year, there will be new lighting, more new bin shelters, and estate maps

8.4 Finance: Chay Pulger has managed to win £25K in grant funding so far this year! Attendees wanted to thank Chay and the TMO team for their efforts on this.

8.5 Human Resource: The HR sub-committee are currently reviewing TMO staff job descriptions and training and development opportunities for staff.

AOB:

No AOB items were raised.

MEETING CLOSE