

## ANNUAL GENERAL MEETING MINUTES

7-9pm, 22<sup>nd</sup> September 2021

Via Skype : <http://agm.deynsford.org>

*Quorum is seventeen*

*Tasha Chaired the Meeting*

*Minutes were recorded by Chay*

*Virtual Tech was operated by Mark*

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

**PRESENT** - (23 Members) Mark Vowles, Tasha Gordon, Tunde Disu, Eleri Jones, Pete Dolan, James Traynor, Kate Traynor, Luca Zancanta, Tom Bromwich, Clava Jameson, Thomas Morgan, Stephen Mitchell, Connie Gray, Sherry Pitt, Eugene Beckford, Dee Gillen, Veronica Williams, Esmelda Cameron, Ras Kwende, Pete Beriuc, Tom Hatton (Snr), Cadence Kinsey, Roger Richardson.

**NON MEMBERS** - Harriet Stevenson, Nora Ketteborough, Bradley Greece.

**OTHER ATTENDEES** - John Millage & Julia Pollington (auditors \*left the meeting after agenda 6), Tracy Stedman (TMI) & Chay Pulger (Estate Manager).

**APOLOGIES** – Shaun Gillen & Betty Joseph.

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

The minutes were approved by all members who attended the AGM on September 30, 2020.

#### Action Point

- Dee requested that the board look into making the minutes available to members and residents prior to the AGM (12 months later).

The approval at the next AGM was written into the rules, according to Mark and Chay. Mark pointed out that there was nothing to prevent the minutes from being circulated and corrected ahead of time, with the formal part left until the next meeting. Chay stated that the minutes are posted on the website shortly after the annual meeting.

### 3. MATTERS ARISING

No matters arising raised.

### 4. CHAIR'S REPORT ON PREVIOUS YEAR 2020-2021 (Article of Association, 29)

Tasha reported on the 2021 Continuation Ballot, We have achieved the target and have received a massive vote of confidence in our estate management." We're staying for another five years!!! Thank you to everyone who voted. The total turnout was 200 votes out of 352, representing a 56.8% turnout.

Question 1 - Do you wish D'Eynsford TMO to continue to manage your estate/property?		
RESULT	No. votes	% of valid vote
Yes	171	85.5%
No	29	14.5%

**Question 2 - Do you think that D'Eynsford TMO does a satisfactory job as manager of estate/property?**

RESULT	No. votes	% of valid vote
Yes	168	84.8%
No	30	15.2%

**Chay on behalf of the gardening sub-committee reported the following:**

- *“This year we have been able to extend garden open hours from 10am to 4pm on Sundays, with dedicated support for families and beginners from 1pm.*
- *We have also been trialling monthly workshops, covering various activities from gardening to wildlife, which have been well-attended.*
- *We are applying for grants to enhance our budget so that we can develop beds around the estate.*
- *Lastly, thank you to all committee members and volunteers and an especial thank you to all the independent gardeners around the estate for doing such amazing work. It is hugely appreciated and if the committee can support your efforts in any way, please do let us know.”*

**Tom Morgan gave an Basketball/Art Project Update:**

- Over the summer a group of residents (children/parents) worked with some Community Artists to re-paint the basketball pitch. There will be more basketball coaching available in 2021.
- Basketball court project video was played on the big screen in the community room.

**5. PLANS FOR UPCOMING YEAR 2021-2022 (Article of Association, 29)**

- Tasha reported that the CCTV Project - Project has been delayed due to a variety of factors, but the board is now hoping to re-establish this within the next month or two.
- Southwark Council will manage the temporary accommodation (hostel) that will be converted into 15 flats.

A participant inquired whether it would be managed by the TMO. Chay stated that this was the intention and that the board supported it, but that it is still too early to make the request because it has not yet been built. The TMO has communicated with LBS.

**6. PRESENTATION OF AUDITED ACCOUNTS FOR 2020-2021 (Article of Association, 29)**

The audited accounts were presented by John and Julia. They reported that the TMO had a healthy balance as well as a solid finance process and procedure.

Only a few minor questions about the audit accounts were raised. Aside from that, all members were pleased with the report.

Statement of Financial Position					
31st March 2021					
	Notes	31.3.21	£	31.3.20	£
<b>FIXED ASSETS</b>					
Tangible assets	4		210		390
<b>CURRENT ASSETS</b>					
Debtors	5	4,676		34,607	
Cash at bank		319,359		266,333	
		324,035		300,940	
<b>CREDITORS</b>					
Amounts falling due within one year	6	84,615		36,776	
<b>NET CURRENT ASSETS</b>			239,420		264,164
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			239,630		264,554
<b>RESERVES</b>					
Retained earnings	7		239,630		264,554
			239,630		264,554

#### 7. APPOINTMENT OF AUDITOR FOR 2021-2022 (Article of Association, 29)

Chay and the board proposed that the auditor had done a great job and were very easy to work with and have proposed to appoint the auditor for 2021-2022. Everyone approved the decision.

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

Mark Vowles reported that -

- TMO has a healthy reserve of surplus and have spent some of the surplus in 2020-2021, modifying the TMO office to make it Covid Safe for staff and residents.
- There are still some outstanding projects on the list and their progress has been hindered by various factors but mostly Covid.
- If you would like to be involved and have a greater understanding of these projects then you can join the board.
- Currently the TMO are dealing with issue of trying to establish if improvement projects were service chargeable as per major works or not service chargeable as it was due to be deemed as an improvement. The TMO were close to having a definite answer and will be looking to continue the works for the CCTV. The quotes have been obtained for the next phase of the works and therefore are ready so progress can be made.

Dee inquired if residents would be informed about the project, and Chay responded that they would receive a lot of information and guidance in due course (prior to the CCTV Installation).

Mark also mentioned that the TMO is a member of the ICO and that both the GDPR and CCTV policies have been approved (both of which are available online, consultation has carried out with all residents during the pandemic last year).

Mark clarified that the TMO will control the footage, that it will be made available in accordance with the policies, and that no live monitoring will be conducted so that residents are not spied on.

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

Tracy Stedman (TMI) told everyone how well D'Eynsford did in terms of meeting all of its KPIs (Rent Collection, Repairs, and Complaints) and how much the TMO did in terms of providing extra services to its residents, which was especially evident during the pandemic. Tracy congratulated the Board, Staff, and everyone else who contributed to the TMO's success.

The vote to 'continue as a TMO' was held, and all 23 members unanimously agreed to continue with the TMO.

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

Run by Tracy Stedman - Southwark Tenant Management Initiatives Team

Eleri Jones, Thomas Morgan and Rob Beer all stepped down and Eleri Jones and Thomas Morgan stepped back onto the board.

All members were unanimously approved Eleri and Tom back on the board.

Rob Beer did not step back onto the board. Tracy thanked Rob and also Hannah Bruce who had stepped down in Feb 2021.

Tracy suggested that anyone interested in joining the board contact the TMO. Chay discussed the advantages of serving on the board (having a say, getting upskilled and getting to meet your neighbours).

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

Tasha informed all attendees that D'Eynsford TMO is committed to Equality and Diversity, and that D'Eynsford TMO is a very inclusive community interest company, as evidenced by the attendance of our community events, which are attended by a diverse range of vibrant, multicultural residents from various age groups, religion, gender, disability, ethnicity, and other backgrounds. Our board of directors, as well as our staffing team, reflect our commitment to equality and diversity.

Tracy then stated that the TMO is very inclusive of all residents, as evidenced by the various community events that cater to all types of residents and ages.

**12. ANY OTHER BUSINESS**

Kwende expressed concern about the introduction of virtual parking permits and the process for obtaining them. Mark shared his personal experience with the system. A number of other residents raised concerns and concerns about the system, including the lack of internet access and the impossibility of purchasing tickets for family members who arrive unexpectedly in large numbers.

**Action Points**

- The Board will consider purchasing paper permits to sell to residents.
- The Board will investigate how to create a user-friendly guide to applying for parking permits.
- Dee has asked if Heating and Hot Water can be added to the agenda for the next meeting, and she will present it.