

## **GENERAL MEETING MINUTES**

*7-9pm, 30<sup>th</sup> March 2022*

*Meeting chaired by Mark Vowles*

*Minutes taken by Chay Pulger*

### **AGENDA ITEMS**

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

- **PRESENT** - (23 Members) Mark Vowles, Tasha Gordon, Connie Gray, Eugene Beckford, Tom Hatton (Snr), Tom Hatton (Jnr), Israel Chavez, Shola Oluwafemi, Lyudmila Rebuke, Anda Jansome, Gaileviciene, Semire, Sandra Brown, Roger Richardson, Dele Smith,
- **OTHER ATTENDEES** - Chay Pulger (Estate Manager).
- **APOLOGIES** – Shaun Gillen & Betty Joseph.

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

Minutes were all approved by all members

#### **3. MATTERS ARISING**

No Matters arising

#### **4. BOARD MEMBERS**

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

- The following members have stepped down from their role: 1. Rob Beer, 2. Davide Rapicano, 3. Eleri Jones

##### **4.2 Who are your current board members**

The current members are: 1. Tasha Gordon (Chair), 2. Mark Vowles (Treasurer), 3. Peter Dolan (Secretary), 4. Connie Gray, 5. Thomas Morgan-Evan, 6. Tunde Disu, 7. Betty Joseph, 8. Margret Falodi

##### **4.3 New Board Members to Join**

New members who showed interest : Shola Oluwafemi, Anda Jansome, Sandra Brown

- Chay to invite members to the next meeting to join as an observer and will be in contact.

#### **5. BUDGET 2022-2023**

Treasurer

Mark Vowles presented the budget to all members. The budget was difficult to balance because the allowance was reduced in comparison to the rate of inflation, but with some different changes, the TMO Board has accounted for a healthy surplus that will be re-invested back into the estate through improvement works.

- Total income for 2022/2023 is: £334,698
- Total Budgets Expenditure for 2022/2023 is: £331,600
- Total Surplus is : £3098

#### **6. BUSINESS PLAN 2022-2025**

The approved business plan was presented. The Committee presented the plans and the proposed changes. The key areas of change were the TMO's priorities for the next three years. These modifications were as follows:

1. Offer a programme of support sessions – like the advice service but perhaps one session each from a range of different services.
2. Explore options for expanding car parking on the estate after reviewing data from Southwark.
3. Develop an achievable and realistic plan for maintaining/repairing the window stock and addressing exterior redecoration.

4. Implement the CCTV policy, train staff, monitor and review the effectiveness of the CCTV use.
5. Open the community room for casual use e.g. to make use of the wi-fi and/or self-support and social contact.
6. Explore if the TMO are able to install e-charging points for electric cars (in conjunction with the TMOs commit to one planet action).
7. Explore opportunities to provide residents with security advice.
8. Develop a staff retention strategy

## **7. HEAT METERING – SOUTHWARK COUNCIL**

The latest news regarding the heat metering idea for D'Eynsford Estate was from Tom Vosper Strategic Project Manager – Heat Networks, who stated the following:

*We regret to inform you that we have had to cancel the planned installation of heat meters on your estate.*

*As part of the Government's updated Heat Networks (Metering and Billing) Regulations, it was required that we calculate the financial viability for installing heat meters on your estate. This was based on the site's annual gas consumption, gas prices and an estimated cost for heat meter installation.*

*We have now carried out more in depth surveys on your estate and found that the cost of installing heat meters would be greater than we had estimated. Unfortunately this means that installing meters is no longer deemed to be cost-effective and we will not therefore be going ahead at this time.*

*We apologise for any inconvenience this may have caused but due to strict government timelines for installation and ensuring that residents knew what may be coming ahead we issued our previous correspondence.*

## **8. CURRENT REPORT – SUB COMMITTEES**

### **Social Community**

Lots of community events are planned for the next 12 months, including regular Coffee Morning sessions with various activities such as ARTS & CRAFTS, BINGO, ZUMBA, KAREOKE, COOKING, ETC.

- Women's Day – 1<sup>st</sup> April
- Easter Egg Hunt – 14<sup>th</sup> April

### **Gardening Sessions**

Every Sunday, all members are invited to gardening sessions, and a WhatsApp group is available to keep up with the latest information and activity schedule. The QR code for the WhatsApp group can be found on all notice boards, or you can contact the chair of the gardening committee by contacting the TMO.

- Garden Festival – 2<sup>nd</sup> & 3<sup>rd</sup> April

### **Basket Ball Sessions**

The basketball sessions are scheduled to continue throughout the summer. Contact Tom Morgan for more information via the TMO.

## **9. ANY OTHER BUSINESS**

Several residents raised concerns about the estate's parking situation. The TMO committee has stated that they will investigate in order to improve the situation. It will be a large task because it will necessitate consultations, council agreements, and determining where the funds will come from to make the improvements.

A DPC resident complained about her cold water. TMO acknowledged the problem and stated that someone would contact her the following day.