



WELCOME

GENERAL MEETING
27th March 2023

1. MEETING FORMALITIES

1.1 WELCOME

1.2 INTRODUCTIONS

1.3 PRESENT

1.4 APOLOGIES

1.5 DECLARATION OF INTERESTS



2.1. What's happening on the estate?

What has the TMO been up to in the last 6 Months?

1. CCTV on our Estate (COMPLETE)
2. New Funds and Grants (Gardening / Basketball Sessions / New Shed) (COMPLETE)
3. Budget work 2023/2024 (COMPLETE)
4. Looking at ways to improve Car Parking On our estate. (UNDERWAY)
5. Hostel Work (UNDER WAY)
6. Board Away Day (4th Feb) (UNDERWAY)
7. Reviewing New Estate Inspection Log Tech (UNDERWAY)

2.1. What's happening on the estate?

RENT INCREASE

The TMO received the new rent and other charges imposed by Southwark Council.

We have been informed that the rent will rise by 7% as of 3rd April 2023, in accordance with the government's rent cap announced by the Chancellor of the Exchequer in the Autumn Statement on 17th November 2022.

2.1. What's happening on the estate?

ESTATE MANAGER

COST OF LIVING CRISES HELP!

Three Options:



A. Contact Southwark Council

These assistance may take the form of relive funds, advice on how to obtain additional financial assistance, or utility reductions. More information is available at <https://www.southwark.gov.uk/benefits-and-support/cost-of-living-support>.



B. Contact Money A&E (info@moneyaande.co.uk / 0208 616 3750)

1. They discuss your situation in detail and create a personalised financial plan.
2. They provide you with information on the debt options available. So, you can make an informed choice.
3. They identify benefits you may be missing out on, and can support you to make applications.
4. They identify other sources of support to help you plan and achieve your goals.



c. Contact the TMO (020 7525 0745)

If you need to speak to someone, please call the TMO at 020 7525 0745 and ask to speak with one of our staff members.

2.1. What's happening on the estate?

2.2 Community & social

2.3 Gardening



The Secret Garden Workshops 2022 - 2023

All workshops will start at 12:30pm and run until 14:30pm

17th December 2022

Foraged wreath making workshop

It's nearly Christmas! - make yourself a foraged willow wreath from plants in the garden to hang on your door. There will also be mulled wine & mince pies! This workshop is on a first come first served basis due to limited materials.



21st January 2023

Introduction to Pruning Fruit Trees (suitable for adults only)

Learn how to prune and look after the fruit trees across the D'Eynsford estate so you can pick fresh fruit each year!



18th February 2023

Make your own Macrame Plant Hanger

It's time to get crafty and make your own macrame plant hanger for a loved house plant. This event will take place in the community room



18th March 2023

Container Gardening for Small Spaces

This workshop will focus on growing ornamental plants and flowers for small spaces such as balconies and entranceways



15th April 2023

Introduction to Food Growing

Learn about growing herbs and edible plants such as tomatoes in small spaces

20th May 2023

Plant Cuttings

Get new plants for free from existing plants through cuttings!

Join our Whatsapp group
for gardening updates with
the QR code opposite



FREE

D'EYNSFORD TMO
BY THE RESIDENTS, FOR THE RESIDENTS

Emmanuel, a certified professional fitness instructor, will conduct FREE weekly fitness sessions in January 2023.

New Year, New You!

FIT FOR PURPOSE

- Sessions will take place on the D'Eynsford Estate (Basketball Court).
- The sessions will consist of 45 minutes of various body exercises.
- For all skill levels, from beginner to active.
- FREE Fitness and Health Check Provided.
- Every, Tuesday from 12:30pm.

If you work from home and want to get some exercise during your lunch break, if you are sedentary and have been advised by your doctor to get more exercise, or if you are active but want to meet new people, this is perfect for you!

How to Book a Place
If you are interested, please contact TMO@Deynsford.org / 020 7525 0745 or join our WhatsApp Group and message us (via the QR Code).

FIT for purpose

D'EYNSFORD TMO

Join our **FREE** Easter Egg Hunt

THERE WILL BE DRINKS, NIBBLES FUN, GAMES (EASTER HAT COMPETITION) AND MORE!

TUESDAY, APRIL 11TH, AT 1.30 P.M. IN THE TMO COMMUNITY ROOM

3. MINUTES OF THE LAST MEETING (APPROVAL)

4. MATTERS ARISING

5. BOARD MEMBERS

5.1. Changes (Co-opted on to the board) since the last meeting?

Three members have stepped down

1. Tasha Gordon
2. Tunde Disu

5.2. Who are your current board members

1. Connie Gray (Chair)
2. Ellen Howell (Vice - Chair)
3. Mark Vowels (Treasurer)
4. Peter Dolan (Secretary)
5. Sandra Brown
6. Thomas Morgan-Evan
7. Roger Richardson
8. Betty Joseph
9. Margret Falodi
10. Clava Jameson
11. Dorothy Adongo
12. Shola Oluwafemi

5.3. New Board Members to Join (1 space left)

6. 2023-2024 BUDGET

INCOME	Budget 2022/2023	Budget 2023/2024	Variance between budgets	COMMENTS
LBS TENANT ALLOWANCE	£304,698	£302,011	-£2,687	Decrease in allowance (2 Right to Buys sale in 22/23)
LBS LEASEHOLD ALLOWANCE	£30,000	£30,000	£0	
RENTAL INCOME	£0	£0	£0	
BANK INTEREST	£0	£0	£0	
OTHER INCOME	£0	£0	£0	
Total Income	£334,698	£332,011	-£2,687	

EXPENSES	Budget 2022/2023	Budget 2023/2023	Variance between budgets	COMMENTS
HUMAN RESOURCES	£246,250	£242,250	-£4,000	Remove £4k from the salary.
REPAIR & MAINTENANCE	£57,000	£57,000	£0	
VOIDS	£8,000	£8,000	£0	
BOARD	£2,000	£2,000	£0	
COMMUNITY	£7,000	£7,000	£0	
HEALTH AND SAFETY	£750	£750	£0	
TMO OFFICE	£5,000	£9,000	£4,000	Increase in Office Utilities
INFORMATION TECHNOLOGY	£2,400	£2,400	£0	
CORPORATE COSTS	£3,200	£3,200	£0	
Total Expenditure	£331,600	£331,600	£0	
Total Surplus	£3,098	£411	-£2,687	

7. ANY OTHER BUSINESS



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