

GENERAL MEETING MINUTES

7pm-9pm, 27th March 2023

Chaired by Connie Gray

Minutes by Chay Pulger

1. WELCOME AND INTRODUCTIONS, APOLOGIES AND DECLARATION OF INTERESTS

Present: Mark Vowles, Connie Gray, Ellen Howell, Madeline Martin, Tom Hatton (Snr), Tom Hatton (Jnr), Ludmila Rebuke, Sandra Brown, Roger Richardson, Sherry Pitt, Clava Jameson, Tom Morgan Evans, Cadence Kingsley, Chay Pulger (Estate Manager)

Apologies : *Pete Dolan & Tracy Stedman*

Declaration of Interests : Nothing to declare

2. LATEST REPORT PRESENTATION

2.1 CCTV on our Estate (COMPLETE)

We have had a fully operational CCTV system on our estate for four months, and it has been a huge success. In recent months, we have successfully presented evidence of crimes to police, insurance companies of vehicle damage, and, most importantly, we have been able to take action against several residents who have fly tipped. One of the actions involved providing evidence to the council's environment department for legal action.

New Funds and Grants (Gardening / Basketball Sessions / New Shed) (COMPLETE)

TMO (we) has received more than £90,000 in grants over the last seven years. We continued to apply and were successful in obtaining over £15k for community gardening sessions, basketball sessions, and a new shed, among other things, in recent months.

Budget work 2023/2024 (COMPLETE)

The board, and particularly the finance sub-committee, led by Mark, have worked tirelessly to adjust the budget and present you with a budget that is not only in surplus but also takes into account all factors.

Looking at ways to improve Car Parking On our estate. (UNDERWAY)

The board of directors met to discuss how to improve the parking situation. Several potential solutions were identified, including redefining road markings, adding new parking areas, coordinating with the council on enforcement times, and investigating how to assist residents in obtaining permits. Meanwhile, the TMO continues to help residents obtain permits online. Several staff members are trained to help residents apply for permits online.

Hostel Work (UNDER WAY)

The work to convert the temporary accommodation (hostel next to the TMO Office) from a hostel to 13 properties has begun, with Niblock as the contractor. The work is expected to take about a year to complete, and it is being managed by the council. If you have any questions, please contact the site manager for the works, who can be found in the TMO Office reception area. The scaffolding will be up until August.

Board Away Day (4th Feb) (UNDERWAY)

On February 4th, 2023, the TMO Board spent the day reviewing the business plan, governance, and brainstorming future ideas. Improving the estate's parking, installing more CCTV cameras, increasing community engagement, and improving the bin rooms, to name a few. The board

intends to communicate this directly to all residents in the near future through a variety of means, including a survey, newsletter, and meetings.

Reviewing New Estate Inspection Log Tech (UNDERWAY)

Creating new online software to facilitate estate inspections, making them more efficient, accurate, and engaging.

Quality Homes Investment Programme (2023-2026)

The Council has scheduled a QHIP programme for Kitchen/Bathroom improvements in tenanted properties on the D'Eynsford Estate between 2023 and 2026. Before work begins, the council will write to tenants to assess the condition of their kitchens and bathrooms.

RENT INCREASE

The TMO received the new rent and other fees imposed by Southwark Council. We have been informed that the rent will increase by 7% as of April 3, 2023, in accordance with the government's rent cap announced by the Chancellor of the Exchequer in the Autumn Statement on November 17, 2022.

COST OF LIVING CRISES HELP!

- **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>.
- **Contact Money A&E (info@moneyaande.co.uk / 0208 616 3750)**
They discuss your situation in detail and create a personalised financial plan.
They provide you with information on the debt options available. So, you can make an informed choice.
They identify benefits you may be missing out on, and can support you to make applications.
They identify other sources of support to help you plan and achieve your goals.
- **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.

2.2 COMMUNITY & SOCIAL

- Women's Day was a huge success, with a large number of attendees and everyone enjoying themselves.
- The Easter Egg Hunt will take place on April 11th and is open to everyone.
- The TMO will announce the upcoming seaside trip in June.
- Every Tuesday, there is a Coffee Morning in the Community Room with activities such as Bingo, Arts and Crafts, Baking, and more.
- A Fitness Session is held in the afternoon on Tuesday.

2.3 GARDENING

- Sessions are held on Saturdays, and workshops are held once a month, led by community gardener Alice Thompson.
- There is a WhatsApp group for those who are interested.

3. MINUTES OF THE LAST MEETING (APPROVAL)

No issues declared with the minutes

4. MATTERS ARISING

No Matters arising

5. BOARD MEMBERS

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

Two members have stepped down: Tasha Gordon , Tunde Disu

5.2 Who are your current board members

Connie Gray (Chair), Ellen Howell (Vice - Chair), Mark Vowels (Treasurer) , Peter Dolan (Secretary) , Sandra Brown, Thomas Morgan-Evan, Roger Richardson, Betty Joseph, Margret Falodi, Clava Jameson, Dorothy Adongo, Shola Oluwafemi

5.3 New Board Members to Join

One 1 space left (no new members)

6. BUDGET 2023-2024

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 2023/2024	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

No Other Business