

# GENERAL MEETING MINUTES

7pm-9pm, 27<sup>th</sup> March 2024

D'Eynsford Sheltered Unit Day Room

Chaired by Connie Gray

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

**Present:** Mark Vowles, Connie Gray, Ellen Howell, Tom Hatton (Snr), Tom Hatton (Jnr), Sandra Brown, Roger Richardson, Sherry Pitt, Anda Jansome, Shola Oluwafemi,, Lucky Osa Amadin, Yvonne Marks, Colin Jerome, Nathan Puzniak-Holford, Ras Kwende, Chay Pulger (Estate Manager)

**Apologies:** *Pete Dolan, Tracy Stedman, Clava Jameson, Dorothy Adongo & Tom Morgan Evans,*

**Declaration of Interests:** Nothing to declare

## 2. LATEST REPORT PRESENTATION

### 2.1 Hostel refurbishment update & TMO management of the 13 New UNITS

The TMO office is currently affected by building work next door, which includes re-laying the roof of the TMO Community Room. Upon inspection, the surveyor found that the roof structure is compromised and has suffered significant damage over the years, posing a risk of collapse if left unaddressed. The necessary repairs involve removing the entire roof, laying foundations, and installing supporting beams and walls, followed by full restoration and redecoration.

A positive outcome is that the TMO Community Room will be fully refurbished and properly insulated at no cost to the TMO, as the work is included in the adjacent building project. During the repairs, TMO will use the Sheltered Units' community room, and committee meetings will be held in the front office. All service users have been informed.

Additionally, the TMO has voted in favour of pursuing the management of 13 new units in the neighbouring building, as it would be beneficial for the community and provide additional allowance. This transition is expected to take place no earlier than September 2024, pending a satisfactory agreement on funding.

No questions submitted by anyone present.

### 2.2 Deed of variation of management agreement

The TMO is challenging the issuance of rent demand notices for the following reasons:

- The Management Agreement between the TMO and the Council does not make any clear provision for the TMO to make up the shortfall differences.
- The TMO only 'manages' the Rents and the 'collection' is direct to the Council and therefore the TMO should not be issued with Rent 'Collection' Demand.
- D'Eynsford TMO believe that they have identified a mistake on the Management Agreement and this is supported by the statutory guidance (Chapter 3, Clause 9). There is a misalignment with the TMOs current management agreement to the guidance of the statutory management agreement.

In order to make the necessary amendments to the current MMA, a 'deed of variation' appears to be the most straightforward, clear and quickest way. All members present at the recent committee meeting voted in favour of making the 'deed of variation' which would mean that 'Option B used for Chapter 3, Clause 9 instead of C. This is determined within the statutory guidance, which specifically states to use Chapter 3, Clause 9, and Option B "only if Clause 2, Option B is selected".

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making the 'deed of variation' which would mean that 'Option B used for Chapter 3, Clause 9 instead of C.

No questions submitted by anyone present.

### **2.3 Community & social**

- Easter egg hunt on the 3<sup>rd</sup> of April, Coffee mornings in the Sheltered Unit Day Rooms and other plans (seaside trip in the summer) have been earmarked.

### **2.4 Gardening**

- Spring Bulb Planting happening on the 23<sup>rd</sup> of March.
- The new grounds maintenance team are doing a great job, and this feeling was shared by all members present. The new team are Groundwork. Lots of positive feedback received.

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

*Meeting Minutes were approved as true reflection of the discussions had.*

## **4. MATTERS ARISING**

*No matters arising*

## **5. BOARD MEMBERS**

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

Changes to the membership:

- Not on the committee: Betty Joseph
- On the committee: Madeline Martine

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

Pete Dolan (Secretary), Mark Vowles (Treasurer), Connie Gray (Chair), Thomas Morgan-Evans, Margret Falodi, Dorothy Adongo, Ellen Mary Howells, Shola Oluwafemi, Clava Jameson, Sandra Brown, Roger Richardson, Madeline Martin

### **5.3 New Board Members to Join**

Nathan Puzniak-Holford was approved by all those present to stand on the committee after his observational participation.

## **6. BUDGET 2024-2025**

- To accommodate the RPI increase, the allowance has been increased from 2023/2024 to 2024/2025 by £12,039.
- The TMO has not included other sources of income in the budget that could increase our end-of-year surplus, such as income from front office rentals to building contractors (Niblock).
- Considering the anticipated increase in expenditure, this year's budget surplus is expected to be £1,250.
- The TMO could make budget adjustments midway through the fiscal year (6 months - September), a process known as virement.
- The allowance will be reviewed for 2025/2026 by Southwark Council, which could result in either an increase or decrease. We are anticipating a decrease.
- Southwark Council will reduce its budget by 6% beginning this year to address a financial deficit. TMO anticipates that this will be felt as certain resources available to residents are reduced or eliminated due to a lack of funding.

## **7. ANY OTHER BUSINESS**

**Ras Kwende raised two AOBs:** If the TMO can do anything to prevent flooding on the Belham Walk footpath every time it rains, The Bollard light at Belham Walk is also insufficiently bright. Chay will investigate these issues.