



# **GENERAL MEETING**

**26<sup>th</sup> March 2025**

**Chairperson: Connie Gray**

# 1. MEETING FORMALITIES

1.1 WELCOME

1.2 INTRODUCTIONS

1.3 PRESENT

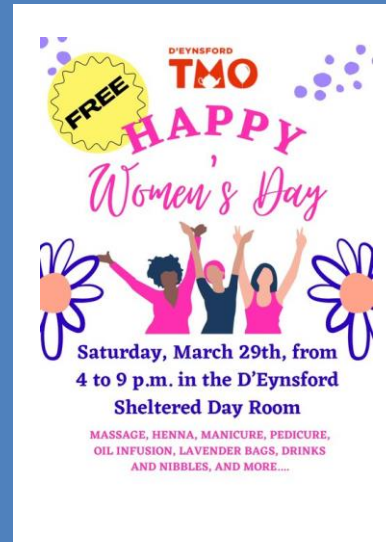
1.4 APOLOGIES

1.5 DECLARATION OF INTERESTS



## 2.1. WHAT'S HAPPENING ON THE ESTATE?

1. Hostel refurbishment update - Estate manager
2. Section 20 and Door Replacement Works - Estate manager
3. Community & Social - Sub-Committee
4. Gardening Events - Sub-Committee
5. Resident Survey – Communications Sub-Committee



# SURVEY





### **3. PREVIOUS MEETING MINUTES**



Review and approval  
of the minutes from  
the last General  
Meeting

## 4. MATTERS ARISING

- Follow-up on action items from the last meeting
- Addressing any outstanding issues or concerns

# 5. BOARD MEMBERS

## 5.1. Changes Since the Last Meeting

- Co-opted members and resignations (Tom Morgan Evans Stepped down)

## 5.2. Current Board Members

- **Chairperson:** Connie Gray
- **Vice-Chairperson:** Ellen Howell
- **Treasurer:** Mark Vowels
- **Secretary:** Peter Dolan

### Members:

- Sandra Brown
- Nathan Puzniak-Holford
- Roger Richardson
- Madeline Martin
- Margaret Falodi
- Clava Jameson
- Dorothy Adongo
- Shola Oluwafemi

## 5.3. New Board Members

- One vacancy available for board membership
- Nomination and selection process



## 6. ALLOWANCE

### 6.1. Allowance Update

- The overall budget increased from **£344,050** to **£383,873**, reflecting a rise of **£39,823**
- Allowance fixed for five years, subject to RPI-based adjustments
- D'Eynsford TMO received one of the highest increases among Southwark TMOs due to additional responsibilities under the management agreement

## 6.2 2025-2026 BUDGET

### 6.2. 2025- 2026 Budget Breakdown

**LBS Tenant Allowance** increase of **£39,823** (£314,050 → £353,873)

**Total Income** increase of **£39,823** (£344,050 → £383,873)

**Total Expenditure** increase of **£38,500** (£342,800 → £381,300)

**Salary & Pension** increase of **£26,000** (£249,000 → £275,000)

**Responsive Repairs** increase of **£10,000** (£40,000 → £50,000)

**Garden Community** increase of **£1,500** (£2,500 → £4,000)

**Grounds Maintenance** increase of **£1,000** (£13,000 → £14,000)

**Total Budgeted Surplus** increase of **£1,323** (£1,250 → £2,573)

### Key Takeaways:

The 2025/26 budget reflects a well-balanced increase in both income and expenditure

Priorities include staff salaries, repairs & maintenance, and community gardening initiatives

Ensuring financial sustainability while maintaining and improving service delivery





## 7. ANY OTHER BUSINESS

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### DOOR REPLACEMENT

The Resident Liaison Officer for PRB contractor is **Rose Ismail**

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