

GENERAL MEETING MINUTES

7pm-9pm, 26th March 2025

Sheltered Unit Day Room

Chaired by Connie Gray

QUORUM IS FIFTEEN

AGENDA ITEMS	LEAD
1. WELCOME AND INTRODUCTIONS, APOLOGIES AND DECLARATION OF INTERESTS	Chair
<p>Present: Connie Gray (TMO Chair), Mark Vowles (TMO Treasurer), Roger Richardson, Nathan Puzniak-Holford, Shirly Louise, Ian Reynon, Ellen Howells, Sherry Pitt, & Chay Pulger (TMO Manager), Devon Nicolas, Gary Roye (TMO Staff) and Kelly Uleyse (TMO Staff), Sandra Brown, Clava Jameson, Pete Dolan, Tom Hatton (SNR), Tom Hatton (JNR), Ellen Howell, Madeline Martin, Hannah Bruce, Dele Smith, Tom Bromwich, Moses Charles, Angela Selles, Vincent, Alex (48 MDC), Patric Farquson, Ludodica, Ben Webster & Phalisha Koer</p> <p>Apologies: Dorothy Adongo</p>	
2. LATEST REPORT PRESENTATION	
2.1 Hostel refurbishment update	Manager
Community Room and works to be completed in end of July (4 months). The meeting and further events will be held in the new community room.	
2.2 Section 20 and Door Replacement Works	Manager
<p>Disappointingly the Council nor PRB estate were able to attend the meeting.</p> <p>We encourage all leaseholders to review the Section 20 notice carefully and take appropriate action if they have concerns. The consultation period ends on Friday, 4th April 2025.</p> <p>Send observations to: Mr. Kamil Sidorszuk, Service Charge Construction, PO BOX 71994, 160 Tooley Street, London, SE1P 5FW, or online at www.southwark.gov.uk/observation. Ensure you include your property address and contract reference code found on the Section 20 notice.</p> <p>If you have not received a Section 20 notice, please contact Mr. Kamil Sidorszuk at 020 7525 7100.</p>	
2.3 Community & Social	Clava
<ul style="list-style-type: none"> • Women's day – 29th March (4pm-9pm) 	
2.4 Gardening Events	Ellen
<ul style="list-style-type: none"> • Houseplant Doctor, Saturday April 5th, 11-2 • Sign-making workshop, Saturday May 3rd, 11-2 	
2.5 Resident Survey	Madeline
<p>Low number so far and therefore extending the deadline by another month. This will allow us to carry out a more concentrated and coordinated effort, including door-knocking with other committee members, additional phone surveys, and promotion through the online survey and getting all members present in the general meeting to complete it as well.</p> <p>With these interventions, we believe we should be able to reach the necessary numbers to make it a valid survey.</p>	

3.	MINUTES OF THE LAST MEETING (APPROVAL)	Chair
	<i>Minutes approved by all members present</i>	
4.	MATTERS ARISING	Chair
	<i>No matters arising</i>	
5.	BOARD MEMBERS	
5.1	Changes (Co-opted on to the board) since the last meeting?	Chair
	<ul style="list-style-type: none"> Co-opted members and resignations (Tom Morgan Evans Stepped down) Tracy Steadman was made redundant by Southwark Council and we now have a new TMI Support Officer (George Lomotey) 	
5.2	Who are your current board members	Chair
	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 to Join	Chair
6.	BUDGET 2025-2026	Mark
	6.1 Allowance <ul style="list-style-type: none"> 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 Breakdown <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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	
	<ul style="list-style-type: none"> No AOB 	
	SUPPORTING DOCUMENTS:	
	<ul style="list-style-type: none"> Previous Minutes Budget 2025-2026 	