



WELCOME

ANNUAL GENERAL MEETING
30th September 2026

Chaired by Connie Gray

MEETING FORMALITIES (CHAIR)

1.1 WELCOME

1.2 INTRODUCTIONS

1.3 PRESENT

1.4 APOLOGIES

1.5 DECLARATION OF INTERESTS



MATTERS ARISING

Heating - Communal District Heating System

- **Automatic Regulation:**
 - The system adjusts automatically based on **outside air temperature**.
 - It **runs continuously** in two modes: *Winter* and *Summer*.
- **How it Works:**
 - Heating switches automatically after 5 consecutive days of temperatures staying above or below a set threshold.
 - No manual control by the TMO— it's fully managed by Southwark Council.
- **For More Information:**
 - Call **020 7525 5000**
 - *Free fan heaters* can be requested outside the heating season.

Door replacement

- **How do I book an installation date or have questions about my door?**
PRB's Resident Liaison Officer (RLO) will contact you directly:
- **Rose Ismail** – Email: R.Ismail@prbestates.co.uk | Tel: 01689 839970
- **Who are the main Council contacts?**
- **Jo Taylor** – Contracts Manager | jo.taylor@southwark.gov.uk | 020 7525 3614

D'EYNSFORD BUSINESS PLAN 2026-2030

A business plan is the TMOs roadmap for how it will run, improve and sustain the service over the next 5 years!

The TMO business plan helps the Board, staff and residents understand where the TMO is going, why, and how it will get there.



WHAT HAVE WE ACHIEVED IN THE LAST 12 MONTHS?



- BASKETBALL COURT
- KIMPTON ROAD PLANTING
- 6 CYCLE BARRIERS



- CONTINUITION BALLOT (93% in support)
- NFTMO KITE MARK AWARD
- COMMUNITY PAYBACK PARTNERSHIP



- UPDATING OF POLICIES
- BUSINESS PLAN 2026-2030
- INTERNAL ADUIT



SOCIAL (CLAVA)

- Coffee Morning (in the sheltered room)
- Seaside Trip (Hastings– 26th August 2026)
- Future of the Community Room



... D'EYNSFORD ESTATE

Free! BASKETBALL SESSIONS

COACHING FOR BOYS AND GIRLS
AGES 8-12 AND 13-17

11AM EVERY SATURDAY STARTING 18TH JULY

MORE INFO:

Location Postcode : SE5 7AX

👍 No experience needed!

✅ DBS-Checked Coaches

🏀 All abilities welcome

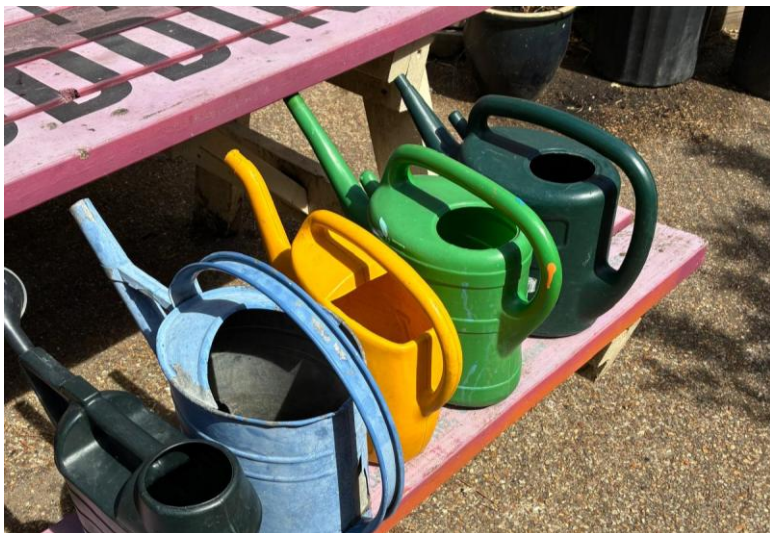
Come along, have fun, make new
friends and learn new skills!

Join our WhatsApp Community



Scan the QR code to
stay up to date with
sessions, events, and
announcements.





GARDENING

- Gardening Sessions on Wed & Sat
- Garden Party – 31st October 2026
- Kimpton Road Garden Improvement
- Planting – around estate
- Orchard Pruning [Summer and Winter]

10 More CCTVs

Brand New Community Room (November 2026)

New 'Private Meeting Room' in TMO Office (November 2026)

Management Improvement Project [parking and estate]

Kimpton Road Planting

Bin Room Projects

**OUR PLANS FOR NEXT 12
MONTHS**

D'EYNSFORD TENANT MANAGEMENT
ORGANISATION C.I.C. (REGISTERED NUMBER: 08395845)

Statement of Financial Position
31st March 2026

	Notes	31.3.26 £	£	31.3.25 £	£
FIXED ASSETS					
Tangible assets	4		81		225
CURRENT ASSETS					
Debtors	5	9,000		70,432	
Cash at bank		126,687		119,005	
		<u>135,687</u>		<u>189,437</u>	
CREDITORS					
Amounts falling due within one year	6	<u>115,315</u>		<u>163,419</u>	
NET CURRENT ASSETS			<u>20,372</u>		<u>26,018</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>20,453</u></u>		<u><u>26,243</u></u>
RESERVES					
Retained earnings	7		<u>20,453</u>		<u>26,243</u>
			<u><u>20,453</u></u>		<u><u>26,243</u></u>

PRESENTATION OF AUDITED ACCOUNTS



APPOINTMENT OF AUDITOR FOR 2026-2027

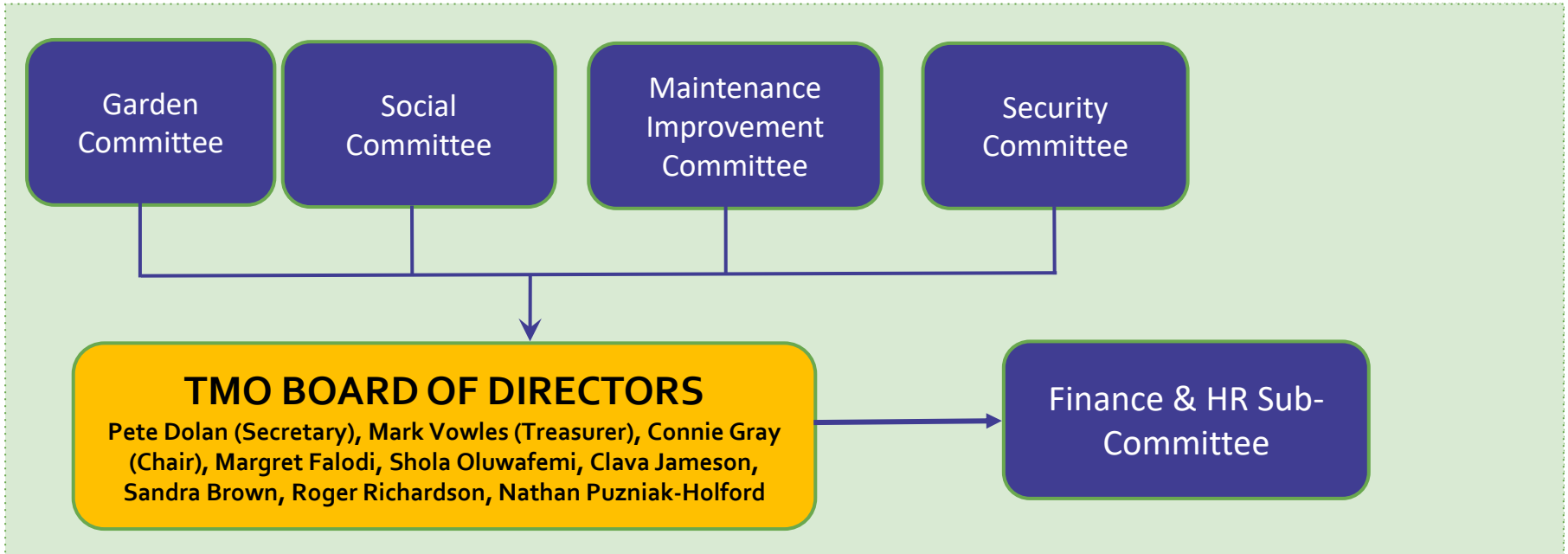


CONTINUATION OF TMO VOTE

Show of hand vote – For ? Against ? Abstain ?

ELECTION OF BOARD MEMBERS

- A third of the current board members must step down this year — three people in total: Sandra, Connie and Shola.
- They are eligible to stand for re-election. There are currently spaces available on the Board, which can have up to 15 members.
- Officer roles — Chair, Secretary, and Treasurer — will be decided by the Board at their October meeting.



EQUALITY AND DIVERSITY

D'Eynsford TMO is an inclusive community interest company, demonstrated by the wide range of residents who attend our events, representing different ages, religions, genders, disabilities, ethnicities, and backgrounds.

Our diverse board of directors and staff team further reflect our strong commitment to equality and diversity.



**PREVIOUS
MINUTES FROM
THE AGM ON 2025**

NFTMO KITE MARK AWARD



CONNIE GRAY – LIFETIME AWARD



WINS IN THE LAST 12 MONTHS

RAFFLE



ANY OTHER BUSINESS



D'Eynsford TMO Estate Office at 38
Mary Datchelor Close, Camberwell,
London, SE5 7AX

- Call us on: 020 7525 0745
- Email: TMO@Deynsford.org
- Visit our website:
www.deynsford.org

We are open Monday to Friday
between 9am and 5pm.