

Standing Note to all Board Members:

The Chair emphasized the need for all members to refrain from carrying out separate discussions whilst the meeting is in progress. Also if any member needs to raise anything specific in future meetings then as much advance notice as possible must be given so it can be added to the agenda.

Present	Ida, George, Sue, Flo, Darren, Rachida, Michael P. Claudius, Wendy	
Apologies	Michael S, Councillors, Mr Rezgui, Flo	
Agenda item	Decision	Action by
1. Minutes 11/12/07	Agreed	
2. Matter Arising	<ul style="list-style-type: none"> • Micheal P. stated that he will chase up further details regarding the change(s) relating to the Child Protection Policy and will endeavour to arrange a presentation from the Council Officer responsible. • Claudius said he would apply more pressure onto the surveyors in relation to the damage to the Lead Sheeting. He has stated that no one has attended to an inspection as of yet. • At the request of the Chair Micheal P. will determine how the Committee can apply a default against the Council for lateness of relevant repairs. • Michael P. agreed to obtain a list of Council Officers that the Committee deal with as significant staff changes has taken place with the Council. • Cleaner Green Safer item to be added to the next meetings Agenda. Ida will arrange to invite Scott Harper (CGS Rep.) to the next meeting. • Claudius agreed to discuss with the Garden Contractors the possibility of including the design and construction of Rene's Rockery within their remit. 	<p>Michael P.</p> <p>Claudius</p> <p>Michael P.</p> <p>Michael P.</p> <p>Ida</p> <p>Claudius</p>
3. Estate Managers Report	<ul style="list-style-type: none"> • Major Works – Claudius informed the Committee that Phase I Major Works is due to commence on January 28th. A consultation meeting with residents affected by Phase I is to be held on 	Info

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	<p>January 15th to discuss final details.</p> <ul style="list-style-type: none"> • Claudius will provide cost estimates for the Garden Contractors at the next meeting. • Claudius confirmed that sick certificates relating to Maggie and Dave's absence have now been received. Although Maggie has returned to work Dave is currently still on sick leave. • Claudius stated that articles for the next newsletter should be in by early February. 	<p>Claudius</p> <p>Info</p> <p>All</p>
4. Training	<ul style="list-style-type: none"> • Wendy apologised for the delay in contacting new Committee members regarding Training and will arrange as soon as possible. • Michael P. distributed details of upcoming "In the Driving Seat" courses. • George agreed to send out details relating to courses run by Southwark Tenant Management at Nunhead and Peckham. • Leasehold Management Training has been booked. 	<p>Wendy</p> <p>Info</p> <p>George</p> <p>Info</p>
5. Mike Snowsell	<p>As a result of Mike Snowsell expressing interest in being employed by the TMO a discussion was held by the Committee members to determine the feasibility of doing this. It was decided that an employment offer was not feasible at this time but may be reviewed if future circumstances change.</p>	<p>Info</p>
External Meetings	<ul style="list-style-type: none"> • The next Borough and Bankside Meeting is to be held on January 16th. • The next Southwark Area meeting is to be held on the January 15th. • Claudius attended the Safer Neighbourhood meeting at South Police Station. He stated that burglaries and bicycle thefts have decreased. He will also ensure that both Wendy and Darren are added to the invite list. • George will be attending a meeting on January 18th to discuss details of photo/film presentation on the estate. 	<p>Info</p> <p>Info</p> <p>Claudius</p> <p>George</p>

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AOB	<ul style="list-style-type: none"> • Mike Snowsell will be instructed to make sure that the Security Door locks are in working order and to ensure the doors are secure from unauthorised entry. • George stated that the Housing Scrutiny meeting are proposing various options regarding upgrade of digital aerals and contents insurance for all residents. 	<p>Claudius</p> <p>All</p>
Date of next meeting	5 th February 2008. Meeting to start at 6.30pm	All
Signed as accurate record by Chair		Date