

Haddonhall Residents Tenant Management Organisation

Minutes of Board Meeting

Date 7/10/2008

Present	George, Sue, Doris Koh-Tan, Darren, Ruth, Mac, Martin Green (LBS), Claudius, Mustapha, Maureen, Rachida, Flo	
1. Apologies	Cllrs, Michael P., Ida, John Knight, Sylvia Mcloed	
Agenda item	Decision	Action by
2. Introductions	Martin Green from London Borough of Southwark was introduced to the Board and to a number of leaseholder observers to discuss aspects of Major Works and associated subjects.	Info
3. Minutes 02/09	Agreed.	Info
4. Matters arising	There has been no feedback from Ida regarding previous observers joining the Committee. In response to a question from Flo George confirmed that the quotations for the removal of the disused playground was received this year.	Info
5. Major Works	<p>Martin Green (Assistant Director Housing, LBS) confirmed the following:</p> <p>Major Works:</p> <ul style="list-style-type: none"> • There are 8 Contracting companies involved in Major Works • Phase 1 scaffolding to be dismantled imminently; there is no extra charge for any delay in removing the scaffolding as this a set cost. • Lead flushing – all lead flushing is covered by leaseholder insurance – Council will bill insurance company direct. Tenants are self-insured by LBS. • Phase 1 ends in December <p>Billing:</p> <ul style="list-style-type: none"> • Section 20 notices have been sent out. • In October an estimated bill will be sent out – this is the leaseholder invoice. • Payment terms of 36 months interest-free are available; in cases of difficulty a contact name will be provided to discuss alternative payment arrangements, i.e. Council loan. • A final adjustment will be sent out after a 12 month defect period has elapsed. • In summary leaseholders will receive 3 pieces of paperwork for 2007/8 – Invoice, Statement and Actual Adjustment. <p>In addition to the above a number of concerns were raised by Committee members:</p>	<p>Info</p> <p>Info</p>

	<ul style="list-style-type: none"> • Sue complained that the zinc flushing has been replaced by a felt-type substance. Martin to investigate. • Mac stated that a number of paving slabs had been taken up with no explanation s to why this was. Martin to investigate. • Communal Gas supply was switched off without prior notice this summer; George to speak to Margaret O'Brian from LBS to arrange a meeting to explain this. • Claudius to investigate long-term guarantee of Major Works • Martin Green confirmed that any surveys in non-rented properties are the responsibility of the individual leaseholder and not the responsibly of LBS. • Claudius raised frustration over the delays of repairs by LBS. <p>Martin Green stated he was willing to attend any future Committee meetings to follow through on these or any other relevant issues.</p>	<p>MG</p> <p>MG</p> <p>George</p> <p>Claudius</p> <p>Info</p> <p>Info</p>
<p>6. Election of Officers</p>	<p>George was re-elected as Chairperson.</p> <p>Darren was re-elected as Secretary together with Rachida being elected as Vice-Secretary.</p> <p>Due to Sue standing down as Treasurer this position is now vacant.</p> <p>Maureen Vanson and Ida Forster were both co-opted onto the Committee. <i>(Note: George confirmed that co-opted members do not contribute to the number required to be quorate – therefore they do not have voting powers).</i></p> <p>Sub-Committees – The formation of sub-committees were delayed until the next meeting when more members were present. However Sue, George and Rachida will form a provisional finance sub-committee for the interim. A meeting with the Auditor has been scheduled for 16th October.</p>	<p>Info</p>
<p>7. Estate matters</p>	<p>Due to the estate paying for the clearance of one of the flats a question arose as to who is responsible for flat “clean-ups” if it becomes apparent that the resident(s) are incapable of doing this themselves. Claudius to raise with Social Services in future cases.</p> <p>It has been confirmed that the Estate TV aerials are</p>	<p>Info</p>

	<p>already digitally compatible.</p> <p>George explained the reasons behind E.P.C. inspections.</p> <p>Community Room – Improvements have been made; it was also reiterated that it is not to be used as a storage room.</p> <p>The area surrounding the affordable housing units in the Jam Factory is to be cleaned up by the Estate.</p>	<p>Info</p> <p>Info</p> <p>Info</p> <p>Info</p>
8. Confidential Items	Please refer to separate minutes.	Info
9. External meetings	It was confirmed that the Cater Street TMOP meeting was still scheduled for 4 th October.	Info
10. A.O.B	None	
12. Next meeting	The next meeting is on 4 November at 6.30pm	All