Minutes of Management Committee - Wednesday 17th February 2016

Present

Henry Hall, Neil Davies, Eunice Nunes dos Santos, Kathleen Hirrell, Elizabeth Arimoro, Rosangela Borromeo, Juan Blacio,

Apologies

Kim Thompson (LBC), Councillor Alison Kelly

Susan Board, Oliver Quantick,

In attendance

Chris Nsiah

Item	Report	Action
Correspondence	Received from Graeme Beedham on 15.02.16, regarding Camden's agreement with the TMO working with Global Street Arts, conditional upon implementation being consistent with the method described in the TMO's proposal letter and on-going involvement with Kim in overseeing the project carried out by the TMO Committee. E-mail from Abbey Legal Protection regarding a breakdown of costs, terms and conditions of TMO cover received on 02.02.16. Committee has unanimously agreed that more transparency is necessary and has unanimously voted to appoint other providers from September 2016	Kim Chris Committee

Items outstanding from previous meetings	**Minutes from 20th January 2016:** Reported as accurate **Information on the diversity and needs of tenants** in the estate: Completed. Chris reported that response was poor. Out of 273 tenants only 43 replied (15.7%). **Letter boxes to be replaced by Camden**: Chris has investigated and a list will be sent to Camden. **Minute-Taking**; Chris is looking for a specific minute-taker, probably someone that work with other TMOs. Also dealing with Jeff Cross regarding training on "Guidance on the Bribery Act". **CCTV in operation**: Chris to ask Camden (investigate) for a clarification of the law regarding where the notices should be placed, before acquiring the signs. **Sports Activities in the estate – Table Tennis**: Neil has spoken to Isabella Colafrancesco, a Community Sport and Physical Activity Officer, who informed that funding is available. The Committee has unanimously agreed, in principle that we should apply. **Sound proof room:** Costs to be investigated. Clarification regarding who tenants should contact and where they should turn for support when facing threats or to discuss their individual concerns when problems happen outside office hours: **To be clearly stated in next newsletter.** **Bike Sheds**: No sponsorship available. Work by Camden regarding renew of stairs and railings in Ferdinand, Paulette and Harmood are done.	Chris Chris Chris Chris Neil Chris Chris Neil

Office Report:		
Voids	1 void: 8 Broomfield: Property not ready for occupation.	
ASB (3 cases)	ASB 32: Case registered on 15/07/2015.Noisy nuisance. Social Services were involved. No further complaints. Case closed. ASB 33: Case registered 29/10/15. Notice of seeking possession issued. One party has been referred to the Community Mental Health team for assessment and advice. A restorative approach has been started with case. It seems promising. ASB 34: Case registered on 27/12/15. Noise nuisance from children running around, banging, drilling, washing machine on late at night etc. A restorative meeting between TMO manager and both parties resulted in the parties agreeing to resolve the problem. Noise persists though and there is an agreement for better floor coverings. Chris to inspect on 26.02.16	Chris
Complaints/ members enquiries	None	
Repairs	Period: 01/12/15 to 31/12/15 35 repairs in the period, none outstanding. 19 completed by the caretakers, 12 of which completed on the same day the job was reported. Total Gross cost of repairs: £2,282.00 (two thousand, two hundred eighty two pounds)	

Court Case: Premier v CFHG Ltd	10 satisfaction survey slips were returned, 9 of which with a “very good” and 1 with a “good” feedback. A specialist visited and checked the office computer on February 11th 2016 to ascertain source of problem in dispute. He will report in ten days. The Court has granted a further stay until 28th March 2016, to allow the parties to continue settlement attempts. The Committee has discussed the matter of the TMO insurers and has unanimously voted to appoint other providers from September 2016 who would, hopefully, work with more transparency.	
Estate Improvements	**Lights:** More lights to be installed. **Solar Panels:** Green energy to be investigated. Waiting response. **DMC** bid to be submitted**.** DMC meeting will be held in 3rd March. Alison and Neil will represent CFHG. Kathleen, Henry and Juan have also volunteered to attend.	Kim Chris Committee
Budget	Budget is sound. Total Staff Cost: A year to date variance deficit of £1,123.00 (One thousand, one hundred twenty three pounds) occur due to money owed to Ash on wages and the staff Christmas Party. A request by the Committee was made that such “out of the ordinary” items in the	Chris

	budget should be highlighted and described for information on a separate sheet and attached to the budget.	
AOB	Parking: A car (from Herts apparently) parking illegally on the estate. Chris will keep reporting and stickers will be placed on windscreen stating " Do not park here"	Chris
Outstanding issues:	• Kim Thompson to chase Camden regarding underwriting the pension scheme. Kim still looking into it. Decision hopefully by the end of March. • **Summer Event**: Suggestions to be presented on next meeting. • **Football pitch**: Needs a plan to use it	Chris Neil Oliver Oliver Chris
Neil's choice of menu was highly appreciated by Committee members. Thank you.		

Signed: _____
Eunice Nunes dos Santos - Secretary

Signed: _____ March 9th, 2016
Henry Hall - Chair of the Committee