

**Webber and Quentin TMO
Minutes of Annual General Meeting
Wednesday 24th September 2019 at 7:00-9.00 pm
Living Space, 1 Coral Street. SE1 7BE.**

Present

Members:

Jill Goddard (Chair, JG)	Sophie Thorpe (Vice Chair, ST)
Orenda O'Brien Davis (Secretary, OOD)	Lisa Stevens, (Vice Sec, LS)
Graeme Womack (Treasurer, GW)	Umran Malik (Board Member (UM)
Julie Lewis – Board Member, (JL)	Jesse Cudjoe, Board Member (JC)
Roisin Waite (RW)	Rachel Davis (RD)
Jason Wolfe (JW)	David Moore (RM)
Katarzyna Tantawi (KT)	Josie Duignan (JD)
Lauren Chance (LC)	Barbara Grehs (BG)
Sharon Van Best (SVB)	

Others:

Angela Nelson (C-Opt. Board Member)	Richard Amoah (RA, TMI)
Ruben Barena (Resident, RB)	Cllr Maria Linforth-Hall (MLH, SC)
A Van Best (Resident AVB)	Cllr Graham Neale (GN, SC)
Odiyo Adejuyigbe (Resident OA)	Gary Wallace LBS (GW, SC)
Racine Diallo (Resident, RD)	Fatou Sillan LBS (FS, SC)
Sirajul Islam (SI, TMO Manager)	Peter Hudson (Kreston Reeves Auditor, PH)
Linda Knight (LK, TMO Officer)	Ranjan Sivapiragasam (RS, Just Ask)
Nick Reynolds (RN, Chair NFTMO)	

Apologies

Tracy Stedman, LBS TMI Monitoring Officer - Attending another AGM.
Moninuola Oladigbolu (MO)
Asya Zaman, (AZ)
Delight Amatoby, (DA)
Will Wareing (WW)
E Connella (EC)

No	Item	Action
1.	Welcome, introduction and apologies	
1.1	JG welcomed all and chaired the meeting, which was quorate with 17 TMO members present (15 minimum).	
2.	Council support and advice for Homeowners	
	SS and GW gave a short presentation about what the LBS Homeownership team do and handed out a leaflet. Spare copies in the TMO office. All leaseholders were invited to get in touch with any queries after this meeting.	
3.	Your local Councillor support and advice	
	Cllr M Linforth Hall addressed crime and specifically an epidemic of Class A drugs along with anti-social behaviour. CCTV has been increased in the area by Met Police and Cllrs are in regular contact with police.	

	<p>Cllrs are calling for a Round Table with the police Borough Commander and will update the TMO and residents regarding the outcome.</p> <p>Morley Street has been made a one-way street following its use as a cut through for traffic and the surface covering of roads has been done. Currently awaiting signs to be erected.</p> <p>Cllrs would like to know how residents would feel about Cllrs approaching Southwark regarding a similar proposal for Gray Street and Baron's Place?</p> <p>MLH spoke about Vandalism on the Estate and encouraged residents to contact them regarding any issues.</p> <p>GN reminded all that a regular Cllrs Surgery is held on 1st Saturday in the Art Café', 11am -12pm and 4th Sunday in Dodson and Amigo Tenants Hall, 11am to 12pm.</p> <p>The Judicial Review regarding the Elephant and Castle Shopping Centre plans has been postponed to Oct 2019 as the Judge broke a leg. GN thought traders will be in place until next year (2020), however, thereafter they will be left in limbo as they have nowhere else to go.</p>	
4.	Are TMOs worthwhile for residents?	
	<p>Nick Reynolds introduced himself as Chair of the National Federation of Tenant Management Organisations, explained what the NFTMO represents and provided a presentation on the NFTMO's Aims, What a TMO is, TMO Constitution, TMO Achievements, and Examples of TMOs outperforming Local Authorities, using a graph showing key statistics.</p> <p>NR spoke about his TMO in Birmingham and the improvements that have been made on the Estate after becoming a TMO. They had managed improvements such as painting of the communal landings, community engagement, including the local Police Officers and Fire Service coming together with the residents at a BBQ to encourage positive relationships.</p>	
5.	Q&A - Angela Nelson chairing	
	<p>Council support and advice for Homeowners Q&A: No questions</p> <p>Your local Councillor support and advice Q&A: No questions</p> <p>Are TMOs worthwhile for residents? Q. How has NR managed to Engage residents on the Estate? A. NR said that W&Q's AGM turnout was quite good and a good sign that we were NOT filled with residents as this indicates unhappy residents in his experience. A. Fire Service / Engine Visits were always popular and informal and a good chance to talk to other residents.</p>	
6.	Current Position and Audited Accounts 2018-19	
	<p>GW presented a summary of our current financial position and a high-level outline of where the TMO's income comes from and the main areas of expenditure.</p> <p>PH summarised the key points of the 2018-19 audited accounts. He confirmed that the</p>	

	TMO was solvent and there were no matters of concern.	
7.	Chair's Annual Report and Social Report 2018-19, new Project application form and training	
	<p>JG presented the key points of the Annual Report and the Social report in member's packs. The Annual Report is part of the Annual Accounts</p> <p>JG explained the new website Project Ideas form to allow any resident to ask for funding and that application to then be circulated and be considered at the next available Board meeting. Staff in the office could help with ideas and completion if not clear.</p> <p>JG also noted the free Training courses dates and details in members packs run by LBS and encouraged anyone interested to contact the office.</p> <p>JG thanked all those helping the TMO progress throughout the 2018-19 year and forwards.</p>	
8.	TMO Manager's current position and revised Bike Locker policy	
	<p>SI talked about the TMO performance Targets that are set by the Council such as:</p> <ul style="list-style-type: none"> • Rental Income which is currently over target • Formal Complaints • Anti-Social Behaviour • Bi Annual Tenancy Checks <p>SI encouraged residents to make suggestions to the TMO regarding the Community and the Estate and spoke about the new website and the increase in traffic to it.</p> <p>SI talked about the new Bike Locker Policy that was approved by Board – a maximum of 2 Lockers will be allowed per household and only 1 bike locker will be allowed per person.</p> <p>SI also talked about Fire Risk Assessment driven by Southwark Council rather than the TMO and the Council as Landlord requires residents to not ignore TMO letters regarding Fire Hazards. The TMO is here to ensure that Fires Risks are kept to an absolute minimum.</p>	
9.	Q&A chaired by Angela Nelson	
	<p>Financial position and Audited accounts. There were no questions</p> <p>Chair's Annual and Social Reports and 2018 minutes There were no questions.</p> <p>TMO Manager's report There were no questions.</p>	
10.	Vote to approve Annual Report , Minutes and Audited Accounts 2018-19	
	JG explained the voting process for TMO members and coloured cards. RA counted the votes for each	

	<ul style="list-style-type: none"> • Those in favour of approving accounts, AGM minutes and annual reports: - 17 • Those against approving accounts and annual reports: - 0 • Those abstaining 0 <p>Kreston Reeves were reappointed by TMO Members: 17 Yes, 0 No</p>	
11.	Election of Board members 2019	
	<p>JG summarised those board places which were vacant and explained the co-optee Board options by which up to 2 co-optees are allowed after the AGM and when the new Board has been signed in. If there are no more nominations than vacant places, there is no need of a ballot or vote.</p> <p>JG advised that there are 5 vacant Board places – 2 co-optees standing down annually as required and 3 Board members not standing again (see below). JG stated that there are no new members standing for election and that no nomination forms were received by the deadline of 16th September by the TMO office for new board members. No proxy voting forms were received, nominating another TMO member to vote for an absent TMO member.</p> <p>7 nomination forms were received, as per our rules, for existing Board members to continue until the next AGM, as part of their 3-year term. (A board member should be nominated every year by another TMO member to continue and may be re-elected for 3 x 3-year terms and must then stand down for 1 year before being re-elected if they wish).</p> <p>These 7 forms are for:</p> <p>Jill Goddard, Sophie Thorpe, Umran Malik, Orenda O'Brien Davis, Julie Lewis, Graeme Womack and Jesse Cudjoe.</p> <p>There are 2 co-optees standing down at this AGM as per our rules, making 2 vacant places. These are: -</p> <p>Angela Nelson and Lisa Stevens.</p> <p>The Chair is minded to co-opt these 2 again for another 12 months in October for the financial and minute taking skills they provide. It will be discussed and decided by the Board at the October 2019 meeting. Any new co-optees wishing to join the Board must contact the office to be considered. All co-optees can vote on general board matters but not on matters that affect all TMO membership (changing rules etc) and must stand down each year at the AGM.</p> <p>There are 2 Board member resignations, Asya Zaman, due to ill health, and Delight Amatoby, no longer resident on the estate. Another board member had completed 3 years and not stood again for re-election making 5 vacant places in total.</p> <p>There are 7 current board members following the rules of being nominated at each AGM but previously elected for 3 years – either in 2017 or in 2018.</p> <p>5 Board members are needed to be quorate at ordinary Board meetings and the Board will work to encourage more residents, particularly tenants, to become Board members in 2019/20. A full board consists of 12 Board members.</p>	

<p>12.</p>	<p>New W&Q office plans</p> <p>RA presented the existing options which had been considered since 2016 and the present option now for Mawdley Courtyard.</p> <p>RA highlighted that a working party would be formed and residents in attendance expressed an interest in being part of the working party in due course. The expected timetable would be to start getting the working party together after this meeting. RA would be the lead on this, assisted by the TMO.</p> <p>Once progress has been made, the website could carry minutes, progress updates or possible designs as applicable.</p>	
<p>13.</p>	<p>Launch of Garden Report consultation – Winter 2019</p> <p>JG explained that Just Ask has become the new garden contractor and the TMO is working with Just Ask to have a current gardens condition report, identify who is managing which areas and then consult on potential changes to planting, use and access. Consultation is intended through the winter of 2019 and early 2020. We can then plan for spring and any fundraising with an agreed landscape plan of what is wanted and where.</p> <p>Ranjan Sivapiragasam, from Just Ask contractors, explained his first photographic record of some of the garden areas current condition and will send the draft report once completed to the TMO office in the first instance. The Board will work with the TMO office on a final draft with any suggested changes to be made which can then be circulated via our website for all interested resident’s comments and suggestions.</p> <p>Silva has received some training to carry out some gardening works but until training is completed and confidence built, a Gardening Team from Just Ask will carry out these works. During Summer, a fortnightly service will be carried out on the grounds and during winter monthly services will be carried out.</p> <p>Cllrs confirmed that grant applications would be stronger for this planned approach.</p>	
<p>14.</p>	<p>Q&A session Angela Nelson Chairing</p> <p>W&Q TMO Office plans Q&A</p> <p>Q. Can remedial works be included in the plans for building a TMO office Space, for example improving the areas at the rear of the shops in Mawdley Courtyard? A. RA would involve the LBS commercial team</p> <p>Q. How long would it take to erect the office/Portacabin? A. RA advised that a Portacabin is easy to erect and RA is looking at one that is currently in a school, already built and furnished, and no longer required.</p> <p>Q. Some residents are completely opposed to the erection of an Office Space in between Mawdley and Dauncey House. We will object to this proposal.</p> <p>JG noted that she too lived in Mawdley Crtyd and had planted some of the original trees there 30 years ago. She had found the plans of the original 1905 estate workshop-picture added into everyone’s packs tonight, but felt the crtyd should be designed as a whole due to many the unplanned items being introduced over the years with no overall design consultation.</p>	

	<p>JG is also still investigating other office space options where possible, for example, talking to Coopers Close TMO to see if they might be interested in sharing office space.</p> <p>Next steps- RA noted that David Moore and Odiyo Adejuyigbe asked to be part of the office working party and would RA contact all in due course. Anyone wishing to be part of this working party was asked to contact the TMO office.</p> <p>Garden Report consultation No questions on this item.</p>	RA
15.	RAFFLE Julie Lewis	
	<p>Prizes were drawn. Won by</p> <ol style="list-style-type: none"> 1. Bottle and Basket £10 voucher...Alison 2. Masters Superfish A meal for Two.....Orenda O'Brien 3. Cubana A meal for two.....Angela Nelson 4. Duke of Sussex £50 meal voucher.....Graeme Womack 5. Shaheen £20 meal voucher.....Jill Goddard 	
16.	AOB	
	No AOB items were raised.	
	Close 9:00 pm – End of AGM Thank you to BOST for hosting us, all our speakers and all those who helped organise the event and who helped clear up before leaving.	