

Webber and Quentin TMO
Minutes of Board meeting Wednesday 24th June 2020 7:00-9.00 pm
Virtual meeting

Present

Orenda O'Brien Davis OOD (minutes) Lisa Stevens LS
 Graeme Womack GW Julie Lewis, JL
 Jesse Cudjoe JC Angela Nelson AN
 Umran Malik, UM (Chair) Sirajul Islam (SI) – TMO Manager
 Sophie Thorpe ST

Southwark attendees: Richard Amoah, Tracy Stedman, Jackie Richards

Resident observers: None

Apologies: None

No	Item	Action
1.	Welcome, introduction and apologies – standing item	
	UM welcomed all and chaired the meeting, which was quorate (5 minimum). The meeting was held virtually over Skype due to the coronavirus pandemic. Minutes are to go to Tracy as well as other attendees in future.	
2.	W&Q TMO Board matters – standing item	
2.1	Declarations of Interest and attendance – standing item	
	Graeme, Julie and Lisa declared that they live in Quentin. Other members live in Webber Row.	
2.2	New homes development - Angela Ohen - Interim Project Manager New Homes Development Team Asset Management	
	<p>Potential for homes to be built on top of Quentin, Council wants to build 11,000 homes by 2022. Please see accompanying presentation. A lift would be installed.</p> <p>Can offer suggestions to online consultation, e.g. removal of asbestos, fixing up of basement spaces, laundry areas removed, fixing up entry door system.</p> <p>Potential for TMO office? Chance of major works being brought forward – still chargeable to leaseholders. Still in discussions as to whether any major works planned for Quentin.</p> <p>Issue of water pressure, other infrastructure issues, would these be looked at? This would be considered when raised by residents, and would look at. Lifts can add a lot to a service charge. Aware of current issues with the roofs for which major works are needed. Expectation is residents would live in the properties during the building process. Modular construction so not as disruptive as some methods.</p> <p>New pipes or existing? current pipes have issues – too early to say, would need to undertake a survey first, if project is approved to go ahead.</p> <p>Next steps – have spoken to ward councillors, now TMOs / estates / next is online consultation and letters to residents – next couple of weeks.</p>	
2.3	Office	
	<p>All present confirmed they had read the objections and Richard's comments.</p> <p>The meeting discussed pros and cons of the portacabin.</p>	

	<p>Decision: before we can give support or not, we would like responses from Richard regarding:</p> <ul style="list-style-type: none"> • Clarification on the replacement parking – where exactly would this be • Statement on whether there is potential for an office to be part of the proposed Quentin development • We would like Webber Row (Mawdley) explored as well – if possible, the council could put it to residents <p>Members to send issues to Orenda who will circulate the draft and then collate suggestions.</p> <p>AN to be board member leading on this and will liaise with Richard.</p>	AN
	AOB	
	<p>Suggestion: Garden committee to be combined with social sub-committee. Decision to be made at next board meeting.</p> <p>Next (special) meeting July 8th</p> <p>Next (regular) meeting July 29th</p>	