

Styles House TRA and TMO AGM

8 October 2014
TRA Meeting Room

Present : Members: Zoe Bulmer, Karen Illingworth, Barbara Sweet, Alex and Dana Tabaquinho, Susan Dellet (minute taker). Christene, Kathy Archbold, Stephanie Walker, Anna DeMarino, Don Nunan, Ursula Denuflee, George, Richard Walsh Southwark Council Housing Staff: Lee Page, Tracey Stedman. Auditor Simon Ball	Apologies : Louise Howard-Spencer, Roger Sweet, Philippe Chery, Michael Conlan
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AGREED ACTION:

NAME	TASK
Karen, Kathy and Christene	Choose two or three colours from the flooring sample ready for a ballot.
Richard	Chase up quotes for flooring and re-tiling

Item	Topic	Actions
1.	Declaration of Interest None	
2.	Minutes of Last AGM Agreed	
3.	Matters Arising None	
4.	Auditor's Report Yearly accounts for 2013-2014 were explained by the auditor. It was confirmed that the TMO has made a surplus in its first six months of trading. The report was unanimously accepted as a true representation of the yearly financial income and expenditure for the TMO. It was agreed that the current auditors would be retained.	
5.	Financial Report The treasurer reported that the Finance Sub-Committee meets quarterly to analyse spend for each quarter. Treasurer meets TMO Manager monthly to monitor all income and expenditure and to ensure that all information is correct and available for quarterly accounts	
6.	Chair's Report Reported a very successful year: With the official launch of the TMO including a new building with large meeting room, toilet, kitchen and office. Office and room was equipped and ready for the appointment of staff. Chair identified this year's events: A summer BBQ, a highly successful public event with the Open Garden Square Garden weekend in which many residents contributed, lunch of the TMO Newsletter. After a long period developing a TMO, we are now established and planning for next year. A Questionnaire was recently distributed to discover how residents would like to spend the surplus, with an expectation that it would be used to refurbish the entrance areas. In conclusion a very positive year with huge outcomes for the development and enhancement of Styles Estate. Chair thanked	

	Board and the work of the TMO Manager.	
7.	<p>Nominations</p> <p>Three Board Members were re-elected into the Board in line with the requirements of TMO Code Governance. These were: Barbara Sweet, Dana Tabaquinho, Philippe Chery. Chair invited other residents to become involved in the various sub-committees.</p>	
8.	<p>Improvements</p> <p>TMO Manager has requested quotes for refurbishing the entrance halls, from three local companies (one is still pending) these quotes were explained. It was agreed that the entry areas are high priority and the cheapest quote should be reasonably considered. Await results of questionnaire before approaching any of the businesses.</p> <p>Examples of flooring was circulated and Karen, Christene and Kathy volunteered put a colour scheme together on which people to vote. Details of each quote are available on request from the TMO Manager.</p> <p>It was suggested that some of the surplus could be used to improve the doors on the inner corridor of the ground floor. The doors are difficulties to use when carrying shopping and dangerous for people with a disability. It was agreed that we should determine whether these doors are fire doors before making a decision on what can be done with them.</p> <p>Discussion on options regarding the wall tiles in the entrance hall. Should these be replaced, cleaned, or painted over? It was agreed that quotes would be acquired and a decision would be made at a later date. Additional points raised request whether a resident could do entries up-grade. Agreed that a sub-committee would meet to finalise decisions on the up-grading of entry areas.</p>	<p>RW</p> <p>KI, C, KA</p>
9.	<p>Performance Report</p> <p>TMO Manager reported on rent collections, refunds, sub-letting issues and nuisance neighbours. With auditor demands now over and a clearer picture of all the elements to managing Styles Estate the Manager can now develop better practice systems and develop a responsive tenant manager relationship.</p>	
10.	<p>Matters Arising</p> <ul style="list-style-type: none"> • Rubbish left out on floors must be removed to bins outside this will require targeted action, residents do need to report this to the TMO Manager or Board Members • Back Surge – Karen progressing this issue with Council. • Official Signage to be replaced to TMO signage and not Council. • Outside noticeboard needs to be repositioned 	
11.	<p>TRA</p> <p>The TRA accounts were presented and agreed. It was agreed that we should have another meeting to vote on whether the TRA should be subsumed into the TMO. The council officers present advised that this was permissible. The funding to be used for social events.</p>	

Next planned meeting:

14 November 2014

Venue TRA Hall