



Minutes of AGM held on Thursday 26th September 2024

6:00pm

Styles House TMO Hall

Present:

Residents: Philippe Chery, Kathy Archbold, Boyd Walters, Mr & Mrs Singleton, Zoe & John Kennedy, Barbera Sweet, Anna

Auditor: Did not attend

Southwark Council Housing Staff: Jackie Richards, TMI Team Leader
Tracy Stedman, TMI Officer

TMO Staff: Alethea Dougall, TMO Manager

1) Apologies:

Dana Tabaginho , Ursa Deniflee, Joe Ball, Patra Ming, Valarie Walkerdine

2) Minutes of previous meeting

Agreed by meeting

3) Matters arising

Found a company but asking the council to pay

4) Financial Report and Annual Accounts

See report (read by TMO Manager).

- Question about how much money is in savings
- Resident would like better flooring
- Doors to the stairwells bang – may not be able to do anything to the doors as the council manages them – did get the door closers fixed but residents reported that they are still banging
- Also, the new doors on the ground floor are slamming
- The windows are being left opened on each floor, which might be causing the wind
- Concerns about lack of communication
- Consensus about the CCTV so going ahead with that
- Did the lift floors
- Anna raised that her shed is getting water in it, so would like it raised up. To discuss with Alethea.

5) Resolution to accept the financial report

Accepted by the meeting

6) Resolution to keep the same auditors for the next financial year

Meeting agreed to Auditors being reappointed.

7) Chairs report

see report

Particular thanks to Ursa Deniflee, Mark Wraith and Dana Tabaginho for all their hard work – agreed by meeting

8) TMO Equality and diversity action plan

- See report and action plan
- Council's comments – needs assessment, reassessing rather than doing from scratch
- Contractors – ask the contractor to provide their equality statement, or sign up to ours as part of the SLA6

9) TMO membership and voting

Down to 38 members after 8 properties knocked down

10) Resolution to continue

8 for

3 against

11) Election of the board

- Covered what a board member does
- Discussion about communications and concerns about how we are including people
- Several personal issues were raised – not minuted due to GDPR
- Boyd Walters nominated by John Kennedy and seconded by Zoe Kennedy
- John Kennedy nominated by Boyd Walters and seconded by Philippe Chery
- Ms Walkerdine sent her apologies but wanted her full support for the TMO to be noted. "I do want to express strong support for the TMO and the job it does - being without the TMO in my view would be disastrous."

Philippe Chery : 7 for

Patra Ming : 5 for

Kathy Archbold : 8 for

Zoe Kennedy : 8 for

Patra Ming : 7 for

12) Frequency of board and committee members

6 to 8 weeks – meeting agreed

13) How would residents like to be consulted and kept informed going forward

Some residents not getting notifications

Send newsletter on the broadcast group

Have an annual satisfaction survey

14) Continuation ballot result

72.4% in favour and 70% satisfied with services

CCTV – 87% voted yes – could consider individual ones for people

Jackie at LBS to follow up on getting council agreement and to get rules
Residents would like a new system for the door entry system. We will explore this
and Tracey to explore with LBS

15) Tenant & Residents Association (TRA)
Still waiting to get our money from HSBC

16) AOB
No AOB

17) The Raffle
Louise Howard-Spencer
M& Mrs Singleton (one prize each)
Boyd Walters
Zoe Kennedy
Kathy Archbald