

# Watling Gardens TMO Limited

## Board Meeting

Held on Wednesday 1<sup>st</sup> October 2014

7.30pm - 8.45pm

Location: Community Hall (Block C)

### Present:

Paul Anderson (PA) – Manager  
Kieran Bradley (KB) – Chair  
Stuart Leveridge (SL) – Vice Chair  
Saqiba Mahmood (SM) – Member  
Geraldine Keady (GK) – Member  
Jeanette Ahearne (JA) – Co- opted Member  
Ryan Dolan (RD) – Co- opted Member  
Pauline Fell (PF) - Co- opted Member  
Claudia Perez (CP)- Member  
Paula Mackmurdie (PM) - Member

### In attendance:

Joe Suarez (JS) – Resident  
Rhian Longley (RL)- Minute Taker

### Apologies:

Zara Newton (ZN) – Secretary  
Peter McCauley (PMC)- Treasurer

Item	Description	Actions
1.	<b><u>Welcome, apologies and declaration of interest</u></b>	
1.1	KB welcomed all	
1.2	There were no declarations of interest	
2.	<b><u>Minutes of the last board meeting held on 3<sup>rd</sup> July 2014</u></b> <ul style="list-style-type: none"><li>• CP was present was at the last board meeting</li><li>• Mr. Willy Walsh verbally offered his</li></ul>	

	<p>resignation</p> <ul style="list-style-type: none"> <li>• 6.9 - JA queried that the communal works should have already been costed</li> <li>• Opening and locking of the play areas</li> </ul> <p>PA – Winter closing time is 6pm until Springtime. The problem is it’s a Board responsibility for locking-sometimes it happens and sometimes it doesn’t</p> <p>KB queried who has keys. The following people have keys: CP, KB, SL</p>	
<p>3</p> <p>3.1</p> <p>3.1.1</p> <p>3.1.2</p>	<p><b><u>Music Studio – possible petition from studio leader to reopen (See Managers Report)</u></b></p> <p>PA as far as concerned the music studio is closed as of Monday past due to further complaints last weekend of people in the music studio making noise. Ample time has been given to JS to rectify the situation.</p> <p>KB explained that the complaints were not just taken at face value. CCTV was checked to verify the complaints.</p> <p>JS presented his case to the board and explained that he was grateful to have the opportunity and respects the whole community. There have been occasions where people are outside drinking but understands that any noise outside the studio and the block he will be responsible for . JS feels that there were fewer complaints than last year. JS has spoken to PA regarding the complaints and has apologised. He has always stuck to the rules. JS feels that there have not been many occasions when he has played music loud. Not many people that know about the studio and he would like more people to get involved.</p>	

	<p>A full board discussion then took place</p> <p><b><i>A vote was taken and all board members agreed that the studio should remain closed</i></b></p>	
4.	<b><u>Finance Report</u></b>	
4.1	PA went through the finance and budget forecast. PA explained that one report was for June and one was for July. It was pointed out that there is £1K less in the July balance sheet than in June.	
4.1.1	PA explained that small housing organisations like Watling Gardens are not generally viable in todays with financial In the social housing sector housing associations large and small are merging to save on overheads and staff costs. TMOs of a similar size nationwide are struggling to find ways to continue.	
4.1.2	KB explained that currently Watling Gardens have 5 years left as a TMO- based on income and expenditure. Queried whether the office would have to cut down on opening times	
4.1.3	In the past telecommunications funding made a big difference	
4.1.4	PM felt that the overheads need to be looked at especially 47k for cleaning and look at the staffing levels. Also look at the costs of landscaping.	
4.1.5	RD suggested that once the agreement is hammered out with BHP the board should project 5 years as we are or we look to make costs or plan to make an exit. Need to discuss until new allowances have been agreed.	
4.1.6	JA queried whether in the future there would be some shared costs with Kilburn Square Housing.	
	RD mentioned that the board had experience	

	of shared costs in the past and it wasn't a great experience.	
5	<b><u>Management Report</u></b>	
5.1	One day governance training will be taking place at Kilburn Square on the 11 <sup>th</sup> November 2014. KB said he would like to attend.	
5.1.1	Eco Project Update: <ul style="list-style-type: none"> <li>1. Agreement with British Gas is finalised</li> <li>2. The BHP funded element is set at £1.8million and requires final approval from Brent Council. They will make the decision as to what amount of this will be rechargeable, if any to Leaseholders.</li> </ul> Both BHP and the TMO have lobbied for this amount to be non chargeable	
5.1.2	PA explained that following agreement work could start within a couple of weeks . Prior to that resident meetings would be organized.	
5.1.3	KB feels that it is important to get residents involved	
5.1.4	RD queried whether balcony's would be extended	
5.1.5	PA explained that extending the balconies would not be going ahead. The music studio could be used for residents to come in and have a cup of tea while works are going on.	
5.1.6	<u>Hall Hire</u> PM pointed out that the hall is not supposed to be let out on a Sunday and noticed that it was let out until 11pm on a Sunday. PA explained that a hire agreement was arranged and it was agreed that no amplified music is allowed on Sunday	

	s	
5.2	PM pointed out that kids have been screaming in the grass at 10pm.	
5.3	KB wanted to know if councilors are still paying for hall hire and how much.	
5.3.1	PA explained that they are charged £35 per hour.	
5.3.2	<u>Safety Inspection on 21<sup>st</sup> October 2014</u>	
5.3.3	PA explained that BHP hasn't carried out a safety inspection on the playground equipment.	
5.3.4	KB wanted to know if BHP were obliged by law to carry out the inspection	
5.3.5	PF pointed out that it's not in the management agreement.	<b>Action: PA to check all bookings and bring to next board meeting</b>
5.3.6	JA highlighted that the playground flooring is raised and not suitable for a two year old.	
5.3.7	PA explained that once the scaffolding goes up for the Eco Works then the playground would have to be closed.	
6	<b><u>AOB and any other leaseholder feedback</u></b>  Leaseholders are waiting to hear back about the tribunal decision and are formally registering as a group with BHP	
7	<b><u>Date of the next Board Meeting</u></b>  The next board meeting will take place on 29 <sup>th</sup> October 2014	

