

WATLING GARDENS TMO LIMITED

Board Meeting

Held on Wednesday 25 February 2015

7.15 pm – 8.15 pm

Location: Community Hall (Block C)

Present:

Paul Anderson (PA)	Manager
Stuart Leveridge (SL)	Vice Chair
Ryan Dolan (RD)	Co-opted Member
Saquiba Mahmood (SM)	Member
Peter McCauley (PMc)	Treasurer
Jeanette Ahearne	Co-opted Member
Zara Newton	Secretary
Geraldine Keady	Member
Leela Mathai (LM)	Minute taker

Item	Description	Actions
1.	<u>Apologies</u> In KB's absence, SL acted as Chairman and opened the meeting. PA gave apologies: Kieran Bradley, Claudia Perez and Pauline Fell.	
2.	<u>Declaration of Interest</u> None	
3.	<u>Minutes of last Board Meeting held on 14 January 2015</u> Point 3: <ul style="list-style-type: none">• JA: Did welder come? PA: Yes.• SL raised the issue of the damaged front door on the ground floor in B Block. PA did inspect the door, and the damage was cosmetic. Replacement cost about £1k – unnecessary cost• Minutes accepted without change..	
4.	<u>Matters arising</u> None	
5.	<u>Treasurers Report</u> <ul style="list-style-type: none">• PMc confirmed that there was no issues to raise. Costs and expenditure has been accepted.• PA has done 3 draft budgets for the new financial year. He will call an officers meeting to discuss and the report back	PA will call

- to the full board
- PA has nearly completed the schedules to the Management Agreement.
- PA: It will take 6 months for the Council and TMO to discuss backwards and forwards to finalise Management Allowances so it is unlikely there will be any adjustments during the first 6 months.

an officers meeting..

6. **Managers Report including ECO Grant Update**

- PA: The Quarterly Performance Report is included
- PA has met has made searches for a new auditor including speaking to other TMOs
- The figure of £1,8000 per annum that was raised at the previous meeting is an unrealistic figure.PA said we are not going to get anybody for under £3,000. When we have another financial meeting he will recommend GCN whose quotation is included in the Board papers
- ECO grants: The update is attached. Nothing is moving on in terms of a start date. British Gas have sent a contract to BHP which has been scrutinised and an adjusted version sent back to BG. The contract allows for BHP to act as project managers which will give the TMO more control in the day to day planning..
- PA has not heard back from Andy Donald. If PA hasn't heard from him by Friday, then he make a formal complaint.
- Vulnerable Residents Survey: Aging population: 27% of properties have someone over the age of 60 living in them. .
- PA went on a Care Act 2014 conference. The Act outlines increasing responsibilities in safeguarding vulnerable residents. The TMO is already acting with a high level of safeguarding measures in place
- PA: The NFTMO annual conference is in June this year.
- PA: Parking: usually during daytime there are spaces but sometimes, not always overnight the bays are all full. New permits will be issued at the end of March with some clarifications on the use of visitors permits.
- GK: Why don't we charge for parking? PA's response: Next year is probably the time to consider charges as it is currently subsidised.
- PA:. Some waste has been refused to be taken away by the bin men.
- PA: Bin sheds in winter: People are sleeping in there, particularly in the A block.
- JA: Shouldn't they be closed? PA: it has been decided to leave them open. PA: We check them in the morning.
- PA: If we put a key fob on bin rooms it would create further problems with dumping and fire hazzards
- PA has completed the Manager's Report. .
- PA: We are going to have a zebra crossing. There is a joint initiative between Brent and Camden. It is likely to happen after April.

7. **Any Other Business including any Leaseholder Feedback**
 - PA drew a raffle. GK, won the prize, being dinner for two at The London Tavern.
8. **Date of next Board Meeting**
Last Wednesday of the month, Wednesday 25 March 2015.

Meeting concluded by SL at 8:15 pm.