

WATLING GARDENS TM LIMITED
Board Meeting
Held on Wednesday 25th March 2015
7.30 pm – 9.00 pm

Location: Community Hall Present:

Kieran Bradley (KB) Chair

Paul Anderson (PA) Manager

Ryan Dolan (RD) Member

Saquiba Mahmood (SM) Member

Peter McCauley (PMc) Treasurer

Jeanette Ahearne (JA) Co-opted Member

Geraldine Keady (GK) Member

Paula Mackmurdie (PM) Member

Pauline Fell (PF) Co-opted Member

Holly Muir Minute Taker

Item	Description	Action
1.	<u>Apologies</u> PA gave apologies: Zara Newton, Claudia Perez, Stuart Leveridge	
2.	<u>Declaration of Interest</u> None	
3.	<u>Minutes of last Board Meeting held on 25 February 2015</u> KB: Ryan is a full Member, not a Co-opted Member Item 6. KB: What waste are the bin men refusing? PA: They're refusing TVs, keyboards, PCs. These items need to be collected separately as part of the Street Care collections not through general waste. People occasionally dump their building materials. It costs to remove this. People are also using the bin rooms for overnight sleeping. Minutes accepted: PM proposed, RD Seconded	
4.	<u>Matters Arising</u> None	

5. **Treasurer's Report**

PMc explains that the proposed budget is along the lines of what was spent last year. Board will have to decide on staff allowances. Budget 1 is up for the board to accept.

PA explains that budget 2 and 3 are just on paper. Budget 3 is operating at a surplus, but it is just a paper exercise.

Neither 2 or 3 recognise changes in allowances.

KB requests for the board to read through the budgets for the next 5 minutes.

PMc predicts they will spend 18k less of the funds in reserve than last budget

KB: Could we run the estate on the budget we get from BHP, without the funds in reserve?

PA Not without making cuts. For example Councils are merging functions to save costs. If there was another TMO to merge with then, we would share back office running costs and become more viable.

Motion to pass budget no. 1 to be in place until end of ECO works. Majority in favour. Passed

Note: PM raised queries on the "Projected Budget for 2014/15 as itemised in the finance papers. The queries were on Block Maintenance, Travel and Building Cleaning. PA to report back at the next meeting

PA to report back

PA discusses the appointment of an auditor. GCN will charge 500 pounds less and in addition attend the AGM, file tax returns and FSA documents for no extra charge. He'll charge the TMO less and do more.

PM asks if the auditors' fees will include disbursements.

PA says he will clarify this at the next meeting.

PA to check

KB motions for board to vote for GCN Accounting as external Auditor

All for, subject to clarification that additional fees such as travel will not be added on

6. **Manager's Report**

PA provides MMA progress update

PA: Schedule stage completion chart is included in the board paper for your information.

PA provides ECO Grant update. Contract expected to be signed next week

RD: The ECO grant money is already secured. There is no longer the risk of losing the funding we have for other works on this block.

KB: That was a main worry. It's good to have that clarified.

RD: The terminology used was confusing.

PA discusses the NFTMO Conference

PA: There's a cost element to people wanting to go this.

Early booking is 300 pounds plus 30 pounds in travel and some out of pocket expenses. Are we putting a ceiling on this?

Let's cap it at 5. We'll save 400 pounds

PA to cap conference attendees at 5.

PA provides Estate Matters update

PA discusses Jubilee Heights

JA: The greed of the Freeholders is outstanding

PA explains he is drafting a letter supporting the objection to the planning application.

KB confirms that no one has any objections

PA briefs board on meeting with BHP re WG redevelopment.

PA: They want to redevelop new sheltered accommodation.

RD: Do we like this idea? I personally believe it is a bad idea.

PA: There's a shortage of sheltered accommodation. What are we going to do with the elderly?

RD what's in it for the TMO.

PA: The TMO will become the manager, generate additional income, create some local jobs, with more accommodation choices for people on the estate. Would need to agree a local lettings policy which Brent Council are now open to as its one of the "sustainable communities" key policy initiatives. There have to be tangible benefits for the TMO to want to move forward with it.

JA: How do you know sheltered housing won't be privately managed?

PA: In terms of management, rents, lettings etc. I'd expect the TMO to take on the role. Normally where these developments spring up there is no existing TMO type local structure to plug into so, they go into management as decided on by the local council which is often a care provider with other similar schemes.

Watling Gardens is in a position to get something out of this. I personally think it's good for local people. It requires all the details to be clearly worked out.

PM: If it works how we want it to work, then great. I am concerned about sheltered housing if we are not in control.

RD: This isn't a direct investment into our existing infrastructure. This is new build. I don't think there is a clear advantage.

PA: All your concerns have been noted. All I am saying is that it is on the table and will get to a discussion and early consultation stage in the next few months.

7. **Any other business, including any leaseholder feedback?**

None

8. **Date of next Board Meeting**

Last Wednesday of the Month, Wednesday 29 April 2015