

# WATLING GARDENS TMO LIMITED

## Special Board Meeting

(17<sup>th</sup> July 2017)

7.30 – 9.00 pm

### Minutes

Location: Community Hall (Block C)  
Present: Sana Abbad, Jeanette Ahearne, Kieran Bradley (Chairman), Anne Faherty, Pauline Fell, Judith Gayle, Geraldine Keady, Stuart Leveridge, Peter McCauley, Massimo Moro, Zara Newton.

Apologies:  
Chaired By: Kieran Bradley  
Recorded By: Peter McCauley

Item	Description	Action
1	<p>Kieran Bradley opened the meeting and thanked everyone for attending. He introduced Margaret Von-Stoll, the Chairman of Kilburn Square TMO. Margaret and Pauline gave the meeting a broad outline of critical commentary about the complete change in attitude, being experienced by both TMOs from representatives of the BHP. Margaret and Pauline explained their concerns about the proposal by the BHP to examine and scrutinise both TMOs on their ability of Governance. Margaret went on to explain to the meeting, about the recent trials and tribulations of Kilburn Square upon trying to get their new MMA resolved, whilst the BHP are maintaining a hostile approach.</p> <p>Something that the WGTMO recently experienced at a meeting, without agenda, where the BHP using the guise of a 'general performance meeting' took it upon themselves to attack and verbally assault the WGTMO, about perceived failings of Governance by the WGTMO in relation to the Council Audit of September 2016. Both Pauline and Margaret both feel that the change in attitude from the BHP is in large part, due to a proposed change in Council Funding by the Government sometime in 2020, whereby Councils will no longer receive any funding towards TMOs. This is seen as to why the Council has taken the BHP 'in house' again, to cut expected costs over the longer run.</p> <p>Jeanette Ahearne outlined possible changes that would be made to both TMOs with regards to the management and maintenance as well as the general tidiness and cleanliness of both estates if the Council was to once again, have responsibility of the day to day up keep of both estates.</p> <p>In recognition of the increased hostility towards the TMOs and the added Scrutiny on their Governance, it was decided that Jeanette Ahearne and Peter McCauley, will liaise, on the September 2016 Council Audit, so as to bring the next TMO Board Meeting, on the 26<sup>th</sup> July, proposals regarding finalising any possible outstanding Audit items, that the Board may undertake to accept. It was understood that some issues could not be resolved, as, the Auditors had mentioned in the Audit, there were some items that "could not be progressed" as they themselves were waiting upon items of resolution from the BHP i.e. MMA updates, amendments, schedules and allowances.</p>	
2	<p>The Meeting turned its attention to the Recruitment of a new TMO Manager. The meeting was given a letter from the present TMO Manager, offering his services in assisting and helping the TMO in the appointment of a new TMO manager. It was decided that an individual preferably with experience and qualifications in Housing Management would be sought. A salary of £[REDACTED] based on a 35-hour week, initially, would be employed for a six-month probationary period. KSTMO to liaise with WGTMO upon the production of a Job Description for the role. It was agreed by consensus, that the advertisement of the vacancy should be produced asap.</p>	

3	<p>The Meeting moved its attention to the document titled MPS Crime Prevention. A document prepared by the Designing Out Crime Group, dated the 16<sup>th</sup> January 2017. The document outlined proposals concerning among other things such as Access &amp; Movement, Structure, Ownership &amp; Activity and Management &amp; Maintenance. The document itself concludes with four recommendations. The placement of the CCTV cameras was discussed, and it was felt that a qualified CCTV Installation Engineer be engaged to recommend the correct and most advantageous placement of the CCTV. It was suggested that that the CCTV camera brackets had already be installed, but this could not be verified.</p> <p>Discussion upon the placement of a Main Gate, on the Shoot Up Hill entrance was considered, again, it was suggested that this idea had been put to the Police &amp; Fire brigade three years ago, which they had refused at that time, due to the proximity of the busy single line of traffic and the buss lane and buss stop, this also was unverifiable.</p> <p>Finally, it was suggested that the document be taken home by each member, and they would be able to make a more informed judgement, regarding the four recommended proposals, at the July 26<sup>th</sup> TMO Board Meeting.</p> <p>It was also advocated that the TMO manager's request, for the TMO Board to authorise the purchase and installation of the CCTV should finally be brought to a resolution. By consensus, the members agreed to consider these matters at home and bring their final judgements on these matters to the next Board Meeting.</p>	
4	<p><b>(Motion)</b> That the date for the Watling Gardens &amp; Clare Court AGM be held on Wednesday 13<sup>th</sup> September 2017. Mover: Sana Abbad – Seconder: Zara Newton – Carried.</p>	

Motion

That these minutes be accepted as a true record of the meeting.

Mover.....

Seconder.....

Date.....