

# WATLING GARDENS TMO LIMITED

## TMO Board Meeting

(29<sup>th</sup> November 2017)

7.30 – 9.30 pm

### Minutes

Location: Community Hall (Block C)  
 Present: Sana Abbad, Kieran Bradley, Anne Faherty, Judith Gayle, Geraldine Keady, Stuart Leveridge, Peter McCauley, Alan Milner (Chairman), Zara Newton, Ray Wells. Brent Councillor Lia Colacicco.  
 Apologies: None  
 Chaired By: Alan Milner  
 Recorded By: Peter McCauley

Item	Description	Action
1	The Chairman opened the meeting and welcomed those members attending.	
2	<b><u>Declaration of Interests</u></b> There were no Conflict of Interest declared by any member	
3	<b><u>Minutes of Previous Meeting (Motion)</u></b> That the minutes of 25 <sup>th</sup> October be accepted as a true record of the meeting. Mover: Zara newton – Seconder: Anne Faherty - carried	
4	<b><u>Matters Arising</u></b> Updates on the refurbishment of the 'old office' in A Block (rewiring & painting needed). Heat being generated in the boiler room in B Block is affecting the residents in the flat directly above the boiler room. Motorcycle parking problems ongoing. Discussion on the effectiveness of Wings Parking enforcement.	
5	<b><u>Chairman's Report</u></b> Several items concerning a meeting held on the 8 <sup>th</sup> November, were discussed. Attending the meeting were; Greg Birch from Capital Housing - Alan Milner & Paul Anderson from WGTMO Anthony Gushman & Christina Byrne from Brent Housing - Michael Hudson & Fred Tippett from Lawtech. The Chairman was most forthright and candid about how he felt that individuals, at this meeting, were negating their social, moral and contractual responsibilities when it came to the resolving of the list of outstanding issues, from the major works completed on this estate since August. The Chairman repeated several times about the contemptuous, evasive, bypassing and general dishonesty expressed by Fred Tippett of Lawtech, further, the Chairman expressed his disappointment in Anthony Gushman in his complete impartial, detached and indeterminate position on any question or any issue raised at the meeting. The Chairman ran through the list of 17 items of outstanding items, generated from the meeting, but expressed little or no faith in their successful completion. The issue of Motorcycle parking on the estate, raised at the last meeting, was addressed by an email reply from Wings Parking to this question. Fundamentally as the TMO has no policy on Motorcycle Parking, the parking contractor cannot arbitrarily enforce parking restrictions. CCTV, the cost of CCTV quote, has increased by about £10k to roughly £40k. The Chairman thought this cost prohibitive and has asked that the CCTV quote be put out to tender again. Councillor Lia Colacicco recommend that the TMO should possibly look into getting a grant from the Community Infrastructure Scheme, but she was not too sure about the eligibility criteria for an application. TREES, the quote for work has still failed to be submitted (four months) by the company the TMO initially approached to do the work. Again, it was felt prudent by the Chairman that this work should also be resubmitted for tender. Office Closure over the Christmas Period, from 2pm on Friday 22 December until	

	<p>Wednesday 27<sup>th</sup> December and again from 2pm on Friday 29<sup>th</sup> December until Tuesday 2<sup>nd</sup> January.</p> <p>TMO MMA Schedules, the Chairman asked that a sub-committee be formed to review the schedules and appendices to the MMA, and, that the sub-committee will have the authority to accept/reject on behalf of the TMO Board. The sub-committee shall comprise of Kieran Bradley, Peter McCauley and Alan Milner.</p> <p><b>(Motion)</b></p> <p>That this TMO Board accepts the formation of a sub-committee to review the MMA schedules and appendices, also, this TMO Board confers authority to the sub-committee, in this specific instance, the prerogative to act on behalf of the TMO Board.</p> <p>Mover: Ray Wells – Seconder: Anne Faherty – carried.</p> <p>TMO Board’s Christmas Dinner; Kieran Bradley to organise, dates &amp; venue TBA.</p> <p>Children’s party; Geraldine Keady to organise, date TBA.</p> <p>Estate Manager’s Position; 16 CVs were received but only 3 came with the requested covering letter. A meeting was held on the 22<sup>nd</sup> November, attended by Christina Byrne from Brent Council, Sana Abbad, Peter McCauley and Alan Milner, to review the CVs and select possible candidates to interview. It became clear quite quickly, that none of the three CVs were suitable enough to take the process any further. The Chairman said that there are 4 possible solutions going forward,</p> <ol style="list-style-type: none"> <li>1) Advertise the position in the publication “Inside Housing” £895pm?</li> <li>2) Advertise the position in the Guardian Newspaper £850pm?</li> <li>3) Advertise the position in the Government Gateway £0?</li> <li>4) Train Ewa to the position and retain Paul Anderson on to train Ewa?</li> </ol> <p>The consensus of the meeting felt that it would be best for a ‘clean start’ and inclined towards option 3, plus the fact that the TMO office &amp; Christiana Byrne already have the relevant information in place.</p> <p><b>(Motion)</b></p> <p>That this TMO Board shall also advertise for an Estate Manager on the Government Gateway site, with a closing date for applications of 5<sup>th</sup> January 2018.</p> <p>Mover: Kieran Bradley – Seconder: Stuart Leveridge – carried.</p>	
6	<p><b><u>Manager’s Report</u></b></p> <p>Many of the items raised in the Manager’s Report have been previously discussed as associated matters within the Chairman’s report. Joe Kerrigan has decided to remain with us. Personal Alarms is still a bit problematic for the Board as they are not fully aware of the rationale behind this issue. Apparently the ‘agreed’ annual review that implemented the ‘agreed’ increase of the TMO allowances, in May of this year from the Council, will now not be paid and back dated, until the completion of the MMA!! Gas &amp; Electric contractors are visiting residents to inspect/repair the respective facilities. Disruptive resident, Paul Anderson and Alan Milner had made an appointment to visit this tenant, but the tenant failed to meet with them. Anti-Social Behaviour and vagrancy still causing concern on the estate. Staff issues &amp; contracts have been reviewed and updated. TMO to carry out parking checks across the estate during December, the main cause of parking issue is the flagrant disregard of the agreed use of Visitor Permit.</p>	
7	<p><b><u>Treasurer’s Report</u></b></p> <p>The Treasurer brought to the meeting attention, that the ‘bottom line’ of the TMO accounts stood at over £250,000 in 2013, but just 4 years later, the ‘bottom line’ now stands at less than £153,000. The Treasurer exemplified the need for the annual review of the allowances from the council and its important impact on the finances of the TMO. The loss of the Ariel Fund (£27,000pa) which this TMO as a business unit had won, which later was taken from the TMO by the Council, impacted badly upon the TMO finances.</p>	
8	<p><b><u>A.O.B</u></b></p> <p>The consideration of a board member’s position to be placed upon the agenda of the next meeting. (Apparently, the Board Member contacted Councillor Lia</p>	

	<p>Colacicco regarding the signing of official board membership documents)  The question about the proposed 2015 regenerative plans for Clare Court and the bungalows on WG to be forwarded to Brent Council for answer.  Councillor Lia Colacicco gave the Board Meeting the contact numbers for ASB and Nuisance.  It was brought to the Board Meeting's attention, that a member had not yet received the TMO Continuation Ballot Paper. The Chairman stated he will contact the office tomorrow to request a flyer be put out to all residents, asking if anyone else has not received their ballot papers.  (post meeting note; this has been done)</p>	
9	<p><b>Next Board Meeting</b>  Wednesday 31<sup>st</sup> January 2018</p>	

Motion

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

Mover.....

Seconder.....

Date.....