

WATLING GARDENS TMO LIMITED

TMO Board Meeting

(29th May 2018)

7.30 – 9.30 pm

Minutes

Location: Community Hall (Block C)
 Present: Kieran Bradley, Catherine Dack (Estate Manager) Judith Gayle, Peter McCauley, Alan Milner (chairman) Massimo Moro, Zara Newton, Ray Wells.
 Apologies: Sana Abbad, Geraldine Keady.
 Chaired by: Alan Milner (chairman)
 Recorded by: Peter McCauley

1	The Chairman opened the meeting and welcomed all attendees, including Brent Councillor Lia Colacicco and the new Brent Housing Manager Serena Dawkins. Also, introduced to the Board were Raj Kumar & William Roig, of 'One Enterprise' who would be conducting a Business Planning training session for the Board members, after conclusion of the Board's business this evening.	
2	<u>Declaration of Interests</u> There were no Conflict of Interest declared by any member	
3	<u>Minutes of Previous Meeting</u> That the minutes of 29 th April 2018 be accepted as a true record of the meeting. Mover: Kieran Bradley – Seconder: Massimo Moro – carried.	
4	<u>Matters Arising</u> The few items that were raised, were already items to be dealt within the Manager's Report.	
5	<u>Chairman's Report</u> The chairman explained that the items he wanted to address, were already part of the Manager's Report, and as such, felt no need for unnecessary duplication and deferred his report to the Manager's Report	
6	<u>Estate Manager's Report</u> The Watling Garden's Rent Collection, for April had exceeded Brent Council's Key Indicator Target. The TMO Housing Management Officer, Ewa Rola, had received additional training from Brent Council, to focus on Rents & Arrears. Added to which the new "firm but fair approach to rent arrears" by the TMO, contributed to the marked improvement in the KPI. The original quote for the Tree Works on the estate, was to be about £10k, but the final invoice received showed a figure of £19k. It is believed that the additional cost was due to the Traffic Management, provided for by TFL, and the extra Tree Works on the main road outside the estate. The Estate Manager said that she will arrange meetings with Brent Council, to consider the liability of payments. Councillor Lia Colacicco said that she will also chase up Brent Council, regarding the unexpected huge cost increase of the Tree Works. Councillor Lia Colacicco, on behalf of the TMO, will also find out if the proposed plans to build on Watling Gardens have been cancelled or merely been put on hold. The CCTV work has not been without interruption. This was due in large part to the CCTV contractors taking their holidays. The Manager has been assured that, frequent work, will now commence, and it is hoped that the CCTV work will be completed by the second week of June. The Monthly Estate Inspection Walks are continuing. Lawtech has given assurances that the 'Perspex Work' and the 'Levelling & Seeding' of the land in front of Claire Court will be done in June. Rough Sleepers on the estate appears to be an on-going issue. The Estate Manager will meet with Brent Council's ASB Manager and St Mungo's Homeless Charity to hopefully try and resolve this issue. An issue with a lone female driver, who was going to park her car under the 'podium' but upon seeing a group of young people, in this dimly lit area, felt unable to do so as she felt frightened for her safety. The Estate Manager sympathised with her plight, and has already had a walk around the area under the 'podium' with "Jaytech" to get a quote for the safety-work, that was proposed for this area some time ago.	Councillor Colacicco to pursue

	<p>The Estate Manager proposed for acceptance by the Board, a new Anti-Fraud & Bribery Policy. (Motion) That this TMO Board accepts the Anti-Fraud & Bribery Policy. Mover: Zara Newton – Seconder: Judith Gayle - Carried</p>	
7	<p><u>Treasurer’s Report</u> The promised and expected ‘uplift’ in April’s quarterly TMO Management Allowances didn’t arrive as expected. The Estate Manager will chase this up with Brent’s new Housing Manager Serena Dawkins.</p>	
8	<p><u>Any Other Business</u> It was proposed that for a trial period, that Board Meetings will now be held on a Bi-Monthly basis. The proposed Board Meetings to be July, September and November of this year. (Motion) That this TMO Board accepts the recommendation to trial Bi-Monthly Board Meetings. Mover: Zara Newton – Seconder: Judith Gayle – unan.</p>	
9	<p><u>Date of Next Board Meeting</u> Wednesday 25th July 2018.</p>	

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

Mover.....

Seconder.....

Date.....