

# WATLING GARDENS TMO LIMITED

## TMO Board Meeting

31<sup>st</sup> July 2019

7.30 – 9.30 pm

### Minutes

Location: Community Hall (Block C)  
Present: Kefale Alemu, Paul Bennett, Kieran Bradley, Sacha Clarke, Catherine Dack (Estate Manager)  
Ryan Dolan, Anne Faherty, Peter McCauley, Zara Newton, Teresa Shayla,  
Ray Wells (Chairman)  
Apologies: Judith Gayle, Geraldine Keady, Massimo Moro.  
Guest(s)  
Chaired by: Ray Wells (Chairman)  
Recorded by: Peter McCauley

1	The Chairman opened the meeting and welcomed all attendees	
2	<b><u>Declaration of Interests</u></b> There were no Conflict of Interest declared by any member	
3	<b><u>Minutes of Last Board Meeting</u></b> That this TMO Board accepts the minutes of 3 <sup>rd</sup> July 2019, as a true record. Mover: Zara Newton – Seconder: Ryan Dolan – carried.	
4	<b><u>Items of Business</u></b> <b>TMO Constitution Amendment:</b> The Board considered a proposal for an amendment to the TMO Constitution, to align it with the principles of achieving charity status. <i>(The objects of the society shall be, for the benefit of the community in Watling Gardens and the surrounding area to carry on the business of providing, maintain and managing housing and associated amenities and activities, to deliver social and economic benefit within the area of benefit)</i> <b>(Motion)</b> That this TMO Board accepts the proposal to amend the TMO constitution. Mover: Kieran Bradley – Seconder: Zara Newton – carried. <b>Trustee Declaration:</b> all members present signed the Trustee declaration form. <b>Amendment to Hall Hire:</b> The Board considered a proposal to make an amendment to the Hall Hire Agreement <i>(The organiser will take responsibility for ensuring that the communal garden is looked after. Residents are responsible for the upkeep of the garden, any damage caused to the garden by walking over plants instead of the pathways or playing balls in the area damaging the plants will be recharged for the cost of having to replace them – Organisers of the event must make arrangements for any children to be supervised. Food must only be consumed in the Community Hall.)</i> <b>(Motion)</b> That this TMO Board accepts the proposal to amend the TMO Hall Hire Agreement Mover: Ryan Dolan – Seconder: Kieran Bradley – carried. <b>(Motion)</b> That this TMO Board appoints Theresa Shailer as a Co-Opted Board Member Mover: Anne Faherty – Seconder: Kieran Bradley – carried. <b>Quote for shutters for podium garages:</b> Deferred. Fund raiser in association with the Police: Deferred. <b>Tea Party 9<sup>th</sup> August:</b> A special open event, in aid of the Dementia Café will be held on Friday 9 <sup>th</sup> August, several Brent Councillors and the CEO of Brent will be attending, all are welcome. <b>CCTV Issues:</b> Addressed in the Manager's Report. <b>No 9 Watling Gardens:</b> Addressed in the Manager's Report. <b>ASB under the Podium:</b> Addressed in the Manager's Report. <b>June Business Performance:</b> Deferred. <b>Use of the old office in Block A:</b> Deferred.	
5	<b><u>Chairman's Report.</u></b> Nothing to Report	
6	<b><u>Manager's Report</u></b> Rent Performance June was 104% exceeding Brent Councils Performance Target. Universal Credit may impact upon future figures. – The work to 1-18 Claire Court has been completed. – The leasing agreement for the old office expires on the end of August, TMO to re-evaluate its business needs from the new lease. - CCTV issues have now been resolved, possibility to re-charge London Electricity for cost incurred to TMO – 2 new cameras to be situated under the Podium with security grills. -The TMO storage area and the TMO Repairs Officer's area were subject to attempted break-	

	<p>ins. – A “Dispersal Order” has been sought for the area under the Podium. – Awaiting quotes for securing the area under the Podium. – In contact with Brent Council to develop ideas in reducing ASB in and around the Podium. – TMO Charity Status work ongoing. – The first resident’s classes on IT to be held on the 7<sup>th</sup> August. – New laptops, mobile phones and printer have now be provided by Brent Council. No 9 Watling Gardens has now been successfully re-possessed. - The Board were of a consensus, that in future, that a Company wishing to work on the estate, maybe be charged for office and staff time, in accommodating that company’s contractors.</p>	
7	<p><b><u>Treasurer’s Report</u></b>  The Financial Report for June, indicates that spending is roughly in line with budget guidelines. As part of the TMO in-house training package, the Board member were briefed upon the subtle differences, of the ‘minus figure’ within the “Income” part of the Budget Report as opposed to the ‘minus figure’s’ meaning within the other three sections of the Budget Report.</p>	
8	<p><b><u>A.O.B</u></b>  The prices of the ‘TMO Coach Trip’ were challenged, as it was believed that the price are too high. It was explained there was no money set aside, in the Budget, for any community activities this year, in a bid to get control of TMO costs. That the actual cost of the trip was simply the number of seats divided by the cost of the coach hire. After further protracted discussions, it was agreed by the members present, that the ‘Coach Trip Prices’ will be reduced to £10 for adults and £5 for children, with the TMO absorbing the short fall.  <b>(Motion)</b>  That this TMO Board accept the reduction in the Coach Trip Prices, and shall authorise payment to the shortfall of the Coach Hire costs.  Mover: Teresa Shayla – Seconder: Paul Bennett – carried.  The rational of the Commercial Vehicle Parking Permit costs, to be placed on the next Board Meeting Agenda.</p>	
9	<p><b><u>Next Board Meeting.</u></b> <b>Wednesday 28<sup>th</sup> August 2019</b></p>	

Motion

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

Mover.....

Seconder.....

Date.....