

WATLING GARDENS TMO LIMITED

TMO Board Meeting

3rd 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, Judith Gayle, Geraldine Keady, Peter McCauley, Massimo Moro,
Zara Newton. Ray Wells (Chairman)

Apologies:
Guest(s) Dorothy (Resident), Teresa (Resident)
Chaired by: Ray Wells.
Recorded by: Peter McCauley

1	The Chairman opened the meeting and welcomed all attendees	
2	<u>Declaration of Interests</u> There were no Conflict of Interest declared by any member	
3	<u>Minutes of Last Board Meeting</u> That this TMO Board accepts the minutes of 27 th March 2019, as a true record. Mover: Ray Wells– Seconder: Zara Newton – carried.	
4	<u>Items of Business</u> Weekend Working: The continuing debate on the cessation of weekend working for staff, was further exacerbated by the fact that wording in in the employments contract may have been added, against the wishes and intentions of the TMO Board, to suggest that weekend working to be the norm. Conversion to Charity Status: After a brief discussion, the meeting agreed, that in the best interests of the residents on the estate, the TMO shall proceed with the application to gain charity status. (Motion) That this TMO Board accepts the proposal to apply for Charity Status Mover: Zara Newton – Seconder: Anne Faherty – carried. Nomination of Trustees: The following individuals present, declared their interest in becoming a Trustee for the proposed new TMO Charity Committee:- Kefale Alemu, Paul Bennett, Kieran Bradley, Sacha Clarke, Ryan Dolan, Anne Faherty, Geraldine Keady, Peter McCauley, Massimo Moro, Zara Newton. Ray Wells, Dorothy. (Motion) That this TMO Board accepts the proposed nominations for Trustees Mover: Massimo Moro – Seconder: Zara Newton – carried. Quote for Electronic Gates: The meeting was presented with a quote for the installation of electronic gates to be installed, at the main entrance on Shoot Up Hill. The quote was in the region of £33,500. After a protracted discussion, that encompassed this proposal since inception to present time, including the Police & Crime Report from some years ago, several caveats were identified that the installation of the electronic gates would not prevent all acts of ASB. Also the additional impact to residents, that the installation of these gates will make upon them, through to discussions upon the effectiveness and validity of the recently installed CCTV system on the estate. Podium Car Park: Very much in the same theme of the previous debate, this item became protracted, that encompassed various scenarios, for the hopeful removal of ASB from the estate, ranging from fencing off the sides of the podium and installation of a gate to the Podium Car Park itself, to the demolition of the of the Podium roof. It was suggested that a possible re-site of the CCTV in the Podium Car Park could be considered. The Board requested the Estate Manager to seek quotes for the fencing-off and installation of a gate for the Podium Car Park. Complaint Reports: The Estate Manager announced that as the MMA was nearing completion, and as such, will be introducing a new monthly report on Complaints from Residents, which will also be forwarded on to Brent Council, in line with the new MMA. For the period from January 2019 to June 2019, there have been 4 complaints from residents, made to the TMO Office. (1 for a leak & 3 for noise) Performance Indicators: There will be a new monthly report for Board Members from the Estate Manager. These reports will outline various achieved elements of the provision of services that the TMO are responsible for. Certain aspects of the Performance Indicators can only be sourced from Brent Council, which will be added to these reports.	

	<p>Online Watch Link (OWL). Brent has launched a service called OWL to give information about crimes in our area direct from local police and council officers. News about burglaries, rogue traders and other incidents. The emails should be relevant, because they can send updates and appeals for information on a road-by-road basis. They may also use OWL to ask for help in locating missing people or in the event of emergencies, such as flooding. To sign up to OWL, visit:www.owl.co.uk.</p>	
5	<p>Chairman's Report The Chairman outlined the latest issues with the business, that has been set up in the old office in Block A. The owner, Alan Medley, is experiencing unforeseen teething start-up issues, along with a misunderstanding in communication between the owner and the TMO. Whilst the 3 month lease has been signed, none of the expected provisions for TMO residents have yet been introduced. The Estate Manager will peruse the matter/issues with the owner.</p>	
6	<p>Manager's Report The Estate Manager gave a report that covered many items, that covered the following: Rent Collection and Universal Credit and their ongoing associated problems – Contactor's Work, fitment of keypads to 1-18 Clair court - Community Engagement, the Dementia Café is holding an Afternoon Tea on the 31st July, tell your friends and family about this event – TMO Office, no update from Brent Council on the I.T renewal programme, but the office has received 2 new telephones.</p>	
7	<p>Treasurer's Report The latest Financial Report for May 2019, shows spending inline with budget at present. The TMO Premises & Statutory Insurance has been paid for this year, a cost of £3,307.60.</p>	
8	<p>A.O.B Board Members were asked if they would like to receive email 'reminders' for Board Meetings or would they prefer a text "reminder' – all wished to be reminded by email. Kieran informed the meeting that he has been seeking quotes for a Coach Trip for the residents of the TMO. The price range for the hire of a coach all come in around the £800 figure. (Motion) That this TMO Board will authorise the necessary funding required to provide for a coach trip. Mover: Kieran Bradley – Seconder: Ray Wells – carried.</p>	
9	<p>Next Board Meeting. Wednesday 31st July 2019</p>	

Motion

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

Mover.....

Seconder.....

Date.....