

WATLING GARDENS TMO  
BOARD MEETING  
MINUTES  
Wednesday 3<sup>rd</sup> March 2021  
6.30 pm

**Minutes**

Location: (On-line)  
Present: Rondell Benjamin, Kieran Bradley, Sacha Clarke, Catherine Dack (Estate Manager)  
Anne Faherty, Geraldine Keady, Peter McCauley, Alex Perez, Vincent Shailer (Chairman)  
Apologies: Judith Gayle  
Guest(s): Ryan Dolan  
Chaired by: Vincent Shailer (Chairman)  
Recorded by: Peter McCauley

1	The Chairman opened the meeting and welcomed all attendees and guest.	
2	<b>Declaration of Interests:</b> There were no Conflict of Interest declared by any member	
3	<b>Minutes of the last Board Meeting:</b> That this TMO Board accepted the following minutes en bloc. 05/11/2020 – 06/01/21 – 03/02/21 Mover: Anne Faherty – Seconder: Kieran Bradley – carried.	
4	The Chairman informed the meeting that Ryan Dolan, a previous Board Member, would like to re-join the TMO Board. <b>(Motion)</b> That this TMO Board happily accepts Ryan Dolan nomination, to be a TMO Board Member. Mover: Kieran Bradley – Seconder: Rondell Benjamin – carried.	
5	<b>Item(s) of Business:</b> The issue of who held managerial responsibility when the Estate Manager was either annual leave or sick. The meeting was informed the Ewa Rola, the Deputy Estate Manager, held the relevant responsibilities during periods of absence of the Estate Manager.	
6	<b>Chairman's Report:</b> The question of parking enforcement was raised, as Wings Parking had given notice to the TMO that they were terminating the contract. The Estate Manager informed the meeting. That Brent Council have renegotiated the parking enforcement contract, on the behalf of the TMO. This cause some scepticism to the meeting, as the parking contract was solely between the TMO and Wing Parking. Added to the fact, that the 'regeneration' work on the estate is to start later this year. The Board felt that such a contract was not viable at this time. <b>(Motion)</b> That this TMO Board will not seek to renew a parking enforcement contract at this time. Mover: Vincent Shailer – Seconder: Ryan Dolan – carried. Fly Tipping: A further 'flyer' will be sent out to all residents regarding the matter of Fly-Tipping on the estate. The 'flyer' to emphasise the importance of not committing this Anti-Social Act on their estate, which is protected with CCTV. The Chairman requested that the office, once again, makes the daily CCTV surveillance a high priority. A question was raised about the perceived reluctance of the Maintenance Officer to accept ad-hoc emergency work, raised by the office. The Estate Manager to investigate. Letters have been sent to the relevant residents, about not placing their items in the communal areas in the blocks. Any items removed, the residents will be informed to enable collection. A question was raised about the inappropriate use of the Kilburn State of Mind office. The Estate manager to investigate.	
7	<b>Manager's Report:</b> The manager's report items were as per the 'hard copies' sent to Board Members. Which also included the following items; Incorrect information from Brent Council regarding leaseholder re-charge for the CCTV. Confirmation as to who actually has ownership of the trees on the Estate, was discussed. The TMO believe that the trees are the council's responsibility, and the TMO is only responsible for grass cutting/flowerbeds/litter picking on the estate. The Board asked the Estate manager to provide a 'route-map' for the normalising of the TMO office staffing and opening hours.	
8	<b>Treasurer's Report:</b> Nothing to report	
9	<b>Any Other Business:</b> A question was raised as to the actual support the TMO Board has, for the proposed 'regen' of the estate later this year. Concerns were raised about the location of the proposed playground area. The size of the new tower block. The impact upon the quality of life on the estate, with the expected increase of residents. The 'regen' co-ordinator will be invited to the next Board Meeting, to answer Board questions on the issues raised.	

Motion

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

Mover.....

Seconder.....

Date.....