

WATLING GARDENS TMO  
BOARD MEETING  
MINUTES  
Wednesday 31<sup>st</sup> March 2021  
6.30 – 9.30 pm

**Minutes**

Location: On-Line.  
Attendees: Kefale Alemu, Rondell Benjamin, Kieran Bradley, Ryan Dolan, Catherine Dack (Estate Manager) Anne Faherty, Peter McCauley, Alex Perez, Vincent Shailer (Chairman)  
Apologies: Geraldine Keady  
Guest(s): Ros Paris: (Network Home). – Akin Adenubi: (Brent Council Development Manager) Mark Ratke: (PTE Architects)  
Chaired by: Vincent Shailer (Chairman)  
Recorded by: Peter McCauley

1	The Chairman opened the meeting and welcomed all attendees and introduced the guests.	
2	<b>Declaration of Interests:</b> There were no Conflict of Interest declared by any member	
3	<p><b>Development Presentation:</b> was given to the members of the Board by the guest speakers, in relation to several questions raised at the previous Board Meeting (03/03/21) by Board Members. An email containing the answers to previously submitted questions, was received by Board Members, prior to the meeting today (attached to the email with these minutes) Further questions were raised in relation to the information/presentation given by the guest speakers. A brief summary of 'all' the 'new' questions raised in the meeting, are set out below;</p> <p>Q: Instead of the new block being white and grey, can the new block be white and blue, to better blend in? A: Yes.</p> <p>Q: As Brent Council have external contractors running other Brent NAIL properties, will Brent Council use external contractors to manage &amp; maintain the new NAIL properties on the Watling Gardens estate? A: Yes.</p> <p>Q; Will the new builds on the estate, use the communal boiler on the estate? A; No.</p> <p>Q: Has the Planning Application for the new building work been submitted? A: No, not expected to submit planning application until the end of April.</p> <p>Q: Will the door entry system of the present blocks, be updated to a Video Entry System? A: That proposal can be considered in the planning stages.</p> <p>Q: Will the new block obstruct natural lighting to existing Block-C? A: This has been formulated using specific building code guidelines.</p> <p>Q: How close will the new tower block be near to existing Block-C? A: About 80 meters.</p> <p>Q: How many parking spaces will remain after the building work has finished? A: Taking into account parking regulations and planning consent, it is expected that there will be around 59 general use car parking spaces.</p> <p>Other questions raised, whilst relevant to the Watling Gardens Resident's Panel were outside the remit of this TMO Board.</p> <p>The meeting thanked the guest speakers, for the presentation and information they provided.</p>	
4	<p><b>Minutes of the Previous Meeting:</b> That this TMO Board accepts the Board Minutes of 03/03/21 as a true record. Mover: Anne Faherty – Seconder: Kieran Bradley – carried.</p>	
5	<p><b>Items of Business:</b> <b>(Motion)</b> That the TMO Staffing Report, that had been circulated within the Members Meeting Pack, be adopted by the TMO Board. Mover: Anne Faherty – Seconder: Ryan Dolan – carried.</p> <p><b>(Motion)</b> That this TMO Board accept Ryan Dolan's nomination to Vice-Chairman. Mover: Anne Faherty – Seconder Alex Perez - carried</p>	
6	<p><b>Chairman's Report:</b> The Chairman informed the meeting that flyers on 'fly-tipping and leaving household items on the landings, outside of their flats, has been circulated to all residents.</p>	

	<p>Issues and clarifications of the working relationships, between the Kilburn State of Mind, the Dementia café and the TMO, were sought and given.</p> <p>Q: Are the staff conducting the daily CCTV review?</p> <p>A: No. The staff only conduct a reactive CCTV review as opposed to a proactive CCTV review.</p>	
7	<p><b>Manager's Report:</b></p> <p>The Manager's Report was based upon the 'hard-copy' contained within the Members Meeting Pack. It was noted that several issues in the Manager's Report, were not relevant for consideration by the TMO Board. It was also noted that a resident's complaint, which had been investigated, had the investigation details published within the Manager's Report.</p> <p>The Estate Manager objected to an element within the Staffing Review Report. The Chairman asked what her objection was. The Estate Manager as unable to articulate her objection at that time. The Chairman permitted the Estate Manager to provide the Board, with her written objection by 5pm the following day. At which time an Emergency Board Meeting, will be arranged as expedient as possible, to consider if the objection is sustainable or not. And, until such time as the Emergency Board Meeting rules on the objection. The adopted Staffing Review Report will be deferred.</p> <p>A complaint has been received from a resident about replacing shower taps, which were not provided by the Council. Whilst the TMO are not liable for anything other than Brent Council plumbed fittings in a resident's property. The Estate Manager authorised replacement and fitment of the resident's shower taps</p> <p>Q: Are the additional decommissioned void properties to receive security screens?</p> <p>A: I'm chasing up Brent Council on getting the security screen work completed.</p>	
8	<p><b>Treasurer's Report:</b> Nothing to report.</p>	
9	<p><b>Any Other Business:</b></p> <p>The waste refuse collectors will not be making a collection this Friday (02/04/21) so the rubbish bins may be outside longer than usual this week.</p>	
10	<p><b>Next Board Meeting Date:                      Wednesday 28<sup>th</sup> April 2021</b></p>	

Motion

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

Mover.....

Secunder.....

Date.....