

**Minutes of Meeting of the FCHS Board
held at 6.30pm on Tuesday 17th April 2018**

Attendees	Role
Teddy Amoyaw (TA)	Chair
Ina Negoita (IN)	Board Member
Jon Harford (JH)	FCHS Estate Manager
Victoria Maduaka	FCHS Service Improvement Manager
Maeve Campbell (MC)	TMI Monitor Southwark
Christine Nicholls (CN)	Secretary
Vanessa Shone (VS)	Board Member
Apologies	Role
Tim Gadd(TG)	Treasurer
Helen Cadwallader	Vice Chair

No	Agenda Item	Action
1	Welcome by the Chair	
2	Apologies and Attendance monitor As above	
3	Declarations of interest and code of conduct None declared VS , TA, to return declaration of interest and audit skills forms	TA , VS
4	Minutes of Management meeting held on 17th April 2018 The minutes were read and agreed as a true representation of the meeting.	
5	Matters arising a) Southwark Tenant Management Organization Committee Senior Southwark Managers have committed themselves to a dialogue process with TMO's through a series of discussion to resolve on-going interface issues between the Council and TMOs. After listening to feedback from TMO's a decision was made for TMO representatives to hold an initial meeting to define the issues.	

	<p>Andy Bates chaired the TMO meeting held on 11/04/18. 13 TMO's sent representatives .</p> <p>TMOs expressed their appreciation that Southwark senior managers have committed themselves to a dialogue process, The main themes emerging from the discussion were about the increase in micromanagement and a focus on targets versus support to TMO's , a worsening in the general attitude towards TMO , lack of awareness about what TMO's are about .</p> <p>All the points raised during the meeting are collated in a report and will inform further discussion with the new Director of Housing Michael Scorer in the next few weeks .</p> <p>NFTMO conference : Although JH has submitted booking form on time it is likely that candidates will be put into alternative accommodation next to the venue .</p>	
<p>6</p> <p>6.a</p> <p>6.b</p> <p>6.c</p>	<p>Report back from Council and other meetings</p> <p>a) Southwark Tenant Management organization As above in Matters Arising</p> <p>b) Area Forum and Home Owner Council As requested at the Conference two working groups are created , an improvement group and one group for collection procedure.</p> <p>c) Riverside Ward Panel</p> <p>Bike storm event</p> <p>Action Suggestion to put outdoor furniture such</p>	

6.d	<p>as plants to act as barriers across the way to stop bikers coming right through the passage</p> <p>Action : to raise this suggestion with Potters Field Management Trust</p> <p>Overall the incidence rate of moped thefts has gone down Block 10 priority due to beggars and antisocial behaviour blocking doors and damaging the doors</p> <p>Riverside Ward boundaries are changing to London Bridge and Bermondsey different name reflecting different geographical boundaries</p> <p>d) Potter's Field Management Trust. No update</p>	IN
7 7.a 7.b 7.b.1	<p>7 Manager update</p> <p>7.a Performance JH presented the Manager Report and Q4 Performance Report . Rent collection is up to 99.2 % Data on Repairs is subject to some reconciliation before the final report . No new void property For clarification a member inquiry is an inquiry from a member of an elected members of Council.</p> <p>7.b Business plan update</p> <p>7.b.1 Investing in our estates As trial exercise, the TMO has opened negotiation with 4 TMO's regarding provision of repair and maintenance of services. There have been several obstacles in starting the work on block 47 Devon Mansions. JH has asked Keegan to produce an amended specification for our lower priority blocks</p>	

<p>7.b.2</p> <p>7.c</p>	<p>Waiting for feedback from Keegan on the amended specification for lower priorities blocks</p> <p>Under the Quality Housing and Investment Programme (QHIP) the Council is planning major work across the FCHS estates . The Council has written to all the residents and invited them to a drop in session to be held at a venue in Riley Road. JH will attend the meeting .It is noted that the venue is some distance away for Fair Street residents and that venues more local to our residents should be approached such the Downside Boys Club.</p> <p>Green and Healthy neighbourhood</p> <p>JH has met with Paul Green at Avant Gardening to discuss plan to run a small community event in the Pocket park area on Friday 22nd of June .</p>	
<p>8</p>	<p>Spring Newsletter</p> <p>Meeting with Kirsten Foster who produces the letter . The following items will be included in the newsletter :</p> <p>Fire risk assessment process</p> <p>Position statement on the QHIP Major Works</p> <p>Update on St John and Coxon Way Major Works</p> <p>Update on TMO led internal decorations in Devon Mansions</p> <p>Community Events in the Pocket Park</p> <p>Trip to the seaside</p> <p>Put extra planters on the estate discussion with Avant Gardening</p> <p>Drying rooms : An explanation of the decision made after the feasibility study and a update on alternative solutions for the storage of bikes</p> <p>Resident survey new deadline</p>	

	<p>Become a committee member Suggestions and advice on the management of dogs on the estate and general dog control</p>	
<p>9 9.a 9.b</p>	<p>Finance Report JH presented the Finance Report Management Account February 2018 . The report has been discussed at the Finance Subcommittee meeting . The budget is managed properly overall.</p> <p>There is a slight overspent on staffing due to temporary staff contract</p> <p>Proposed Budget 2018-19 Proposed budget may be further adjusted .</p> <p>LBS provides us with an estimated allowance which is going to be about the same as last year £713.267 The estimated Leaseholder allowance is £10,744 The October figure shows £10.621 of surplus to make up for the estimated figure in the overall budget</p> <p>Prediction that staffing cost will increase by £ 20.000 has been made to budget a potential wage increase . This proposal will be discussed and put to the vote at the next Committee meeting in June . The discussion should be informed by benchmarking against the Council Office staff pay</p> <p>A discussion was held in regards to the presentation of the budget , whether the HR costs and running costs items of housing management (repairs , rent collection) should be itemised separately.</p>	

9.c	VOTE ON THE BUDGET : Based on the discussion JH formally asks committee members to agree the budget for next year .In the proviso that amendments are made to show HR costs in a more transparent manner the committee voted by a unanimous show of hand to agree the proposed budget .	
10	Health and safety One ENGIE member of staff was bitten by a dog when delivering a correspondence . The staff member was treated . The incident has been recorded as per health and safety procedure .	
11	AOB None	
	There being no further business, the meeting closed at 8.45 pm Date of next Board Meeting: Tuesday 15th May 2018	All