

**Minutes of Meeting of the FCHS Board
held at 6.30pm on Monday 21st May 2018**

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

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 Action : to email a template of the forms to TA and VS	CN
4	Minutes of Management meeting held on 17th April 2018 The minutes were read and agreed as a true representation of the meeting. The minutes were signed	
5	Matters arising a) Southward 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. Another dialogue meeting event was	

	<p>held 08/05/18 and was attended by new Director of Housing Michael Scorer and Steven Douglas .The report capturing the issues discussed at the initial meeting of TMOs on 11/04/2018 was used to structure the discussion with Southwark Senior management.</p> <p>Action : JH to circulate to board members the report compiled by Andy Bates following the TMOS initial meeting on 11/04/2018</p>	<p>JH</p>
<p>6</p> <p>6.a</p> <p>6.b</p> <p>6.c</p> <p>6.c.1</p> <p>6.c.2</p> <p>6.d</p> <p>6.d.1</p> <p>6.d.2</p>	<p>Report back from Council and other meetings</p> <p>a) Southwark Tenant Management organization As above in 5(a)</p> <p>b) Area Forum and Home Owner Council No new report</p> <p>c) Riverside Ward Panel</p> <p>There was no damage to the Fair Street Estates following the Bike storm event</p> <p>Following the boundaries changes the composition of the Riverside ward panel has changed .FCHS is now part of London Bridge and West Bermondsey and we have new councillors . The election for ward councillor of London Bridge and West Bermondsey has been postponed due to the death of one councillor . Riverside ward is now called North Bermondsey.</p> <p>d) Potter’s Field Management Trust.</p> <p>Works to start on St John Churchyard in the summer</p> <p>Potter’s Field’s management is restructuring two new posts are being created one post for an Event Manager focusing on administration and one senior post for Event and Park</p>	

	<p>Manager. The interviews for those posts are scheduled in June .</p>	
<p>7 7.a</p>	<p>Manager update a) Performance</p> <p>JH presented the Manager Report and Business plan update May 2018 The key points are : Rent collection is up No new void property We are seeing a reduced the rent arrears over the 6 weeks period as a result of assisting residents with application 85% Repairs work is being done in house</p>	
<p>7.b</p>	<p>b) Business plan update</p> <p>The Key points are :</p>	
<p>7.b.1</p>	<p>Investing in our estates</p> <p>As a trial exercise, the TMO has opened negotiation with 4 TMO's regarding provision of repair and maintenance of services. We are nearly completing the negotiations with Two Towers regarding provision of repairs .</p> <p>The Finance subcommittee must look at service level agreement . Other TMOS Service level agreements will be used as a template. Wrayburn a small TMO with 72 properties has registered their interest in the trial .</p> <p>There have been several obstacles in starting the work on block 4-7 Devon Mansions. We had requested Southwark to carry out on intrusive survey and there was considerable amount of delay before Southwark was ready to do so . Southwark was then instructed not to do so due to ongoing legal actions . This outstanding issue has recently been resolved so we await confirmation of when Southwark can proceed .</p>	

<p>7.b.2</p>	<p>Following the result of the resident’s ballot for the decoration works on the Devon Mansions stairwells(50% voted for paint 50% voted for glazed brick work 1 undecided), the Board will need to make a final decision .</p> <p>A discussion was held whether Board members who are living in the Devon Mansions would be excluded from voting on the final option . Board members expressed the needs as discussed at previous meetings to have a framework around risks / costs versus benefits on which the committee can make a decision about the glazed bricks versus painting over the tiles options.</p> <p>JH has asked Keegan to produce an amended specification for our lower priority blocks Action : to ask Keegan to provide the amended specification for lower priorities blocks by next committee meeting in June</p> <p>Green and Healthy neighbourhood</p> <p>Avant Gardening has been approached to organise an event in Pocket Park for June National Get Together weekend . FCHS aim to work jointly with Potters Fields to plan the 2019 National Get Together.</p> <p>Green roof for garages at Lewis House The survey conducted by Team London Bridge showed that the roof is structurally strong enough to withstand the weight of a green roof. Team London Bridge will carry out the work.</p> <p>Major works on S John’s: any issues around parking should be directed to Southwark</p> <p>Strengthening our community</p>	<p>JH</p>
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	<p>the following items will be included in the newsletter:</p> <p>Fire risk assessment process Position statement on the QHIP Major Works Update on St John and Coxon Way Major Works Update on TMO led internal decorations in Devon Mansions Community Events in the Pocket Park Trip to the seaside Put extra planters on the estate discussion with Avant Gardening Drying rooms: An explanation of the decision made after the feasibility study and an update on alternative solutions for the storage of bikes Resident survey new deadline Become a committee member Suggestions and advice on the management of dogs on the estate and general dog control Action: To circulate the first draft of the spring newsletter to committee members</p>	
9	<p>Next FCHS General Meeting Action: to identify a date for the next GM to take place late June or early July</p>	JH
10	<p>Health and safety No incident to report</p>	
11	<p>AOB None</p>	
	<p>There being no further business, the meeting closed at 8pm Date of next Board Meeting: 18th June 2018</p>	All