

Annual General Meeting

Fair Community Housing Services

**held at Hilton Tower Bridge, 5 More London Place, Tooley Street, London SE1
2BY**

at 6.50pm

on Tuesday 19th November 2019

Guests:

Alex Heslop	Tenant Management Initiatives Team, Southwark Council
Michael Cook	Michael Cook - Auditor, Kreston Reeves
PC Kaelon Parkes	London Bridge and West Bermondsey Safer Neighbourhood Team
Ninilola Lakoja	Anti Social Behaviour Officer, Southwark Council

1. Welcomes and introductions

The meeting was quorate and commenced at 6.50pm. Helen Cadwallader, Chair, welcomed everyone to the meeting the introduced the guests. Abiola Olatunji has returned as our Interim Estate Manager and will be with us until we permanently recruit someone in the spring. Board members were asked to stand and were introduced to residents and guests.

2. Minutes of the previous AGM held in 2018

These were agreed as accurate by a majority vote and there were no matters arising. The minutes were duly accepted as a true record of the 2018 AGM.

1. Presentation of the FCHS Final Accounts and recommendation of next year's Auditor

Michael Cook from Kreston Reeves presented the accounts and took questions from the floor. A full set of accounts are available in the office and residents can call in and request a copy of these to take away. The board will decide whether to put the accounts online but following the AGM the audited accounts will be available to all members of the public. The membership accepted the final accounts for 2018/19.

1. Election of Auditor

No recommendation today. The Finance Sub-Committee will make a recommendation to the board and this recommendation will then be brought to a General Meeting for residents to vote on.

5. Annual Report 2018/2019

Helen thanked residents for the successful outcome of the Continuation Ballot held this year. Board members were thanked for the work that they carried out on behalf of the organisation. Alex Heslop, Richard Amoah and Jackie Richards from the TMI Team were also thanked for their continued advice and support during the past year.

Helen went on to present the annual report via a power point.

6. Vote to Continue

Helen handed over to Alex Heslop who explained that where the Continuation Ballot is available to everyone on the estate, tonight's Vote to Continue is for shareholders only. Helen recommended that we continue and this was seconded by Kenneth Higgins.

22 in favour, 1 against and 1 abstention.

7. Election of board members

Tim Gadd, Helen Cadwallader and Christine Nicholls all stood down in accordance with our rules. Helen then stood for re-election.

Oteng Asabre, Teddy Amoyaw, Ebun West, Florence Essien and Vanessa Shone are continuing in office. Alex invited other residents to join the board. Denilson Barduche from Devon Mansions, Sara Brown from St John's Estate and Kenneth Higgins from Fair Street Flats all volunteered to serve on the board during the coming year.

A vote was taken on all of the above officers.

21 in favour, 0 against and 0 abstentions.

This leaves three vacancies and AO asked residents to think about coming onto the board. Alex spoke about the annual NFTMO Conference where TMO board members and staff from across the country meet together and valuable networking takes place. Helen explained that the sub-committees did a lot of the work and when Abiola was previously our Manager we only had board meetings every other month. Southwark Council then told us they wanted us to have monthly meetings due to some of the recent challenges experienced by the organisation. Alex said people can think about it as the board can co-opt at a later time.

Angela Simpson from St Olave's Estate was nominated and this was seconded by Helen Cadwallader.

26 in favour, 0 against, 0 abstentions.

8. Any Other Business

Boys on Bikes

Our Dedicated Ward Officer, PC Kaelon Parkes from the London Bridge and West Bermondsey Safer Neighbourhood Team and Ninilola Lakoja, Anti-Social Behaviour Officer for our area from Southwark Council spoke to residents about the youths on bikes who are causing a nuisance in the area.

The youths are not from this area but were drawn here by BikeStormz events. Since the August meeting held at 160 Tooley Street there has been a better police presence. Ninilola apologised for the situation and advised that there is CCTV in St John's Churchyard.

On Sunday 17th November 2019 there was a number of phone calls to the Police where the youths were throwing fireworks at people walking through the park. A Section 60 stop and search power was enacted but none of the youths was found holding fireworks. Ebon said that she witnessed the police being heavy handed and pulling out batons and she was advised to make a complaint to the Police about what she saw. PC Parkes said his intelligence led and Section 60 is a legal power for a limited area, in this case for St John's Churchyard.

SASBU and the Police are working in partnership behind the scenes and a lot of work is taking place. This problem has now spread across Southwark and also outside of London.

PC Parkes said there is a Section 50 order as well where anti-social behaviour is taking place and they can take a child off the street. Youths can risk injury to themselves and to others and have recently smashed the windows in Tesco's Jamaica Road for example.

Major Works

Q. Decorations are mentioned at Devon Mansions in last year's minutes. Why didn't they go ahead?

A. Tim Gadd, Treasurer, explained that there had been a legal challenge involving Blocks 4 to 6. There was also a procurement issue which meant that we had to re-procure. We also had to test the brickwork by stripping some back and painting another section.

Abiola advised that there is a prescribed approach for consulting with leaseholders via Section 20 notices and we fell short on that. Gloucester Grove TMO can deliver on this and they are working alongside the council. Southwark Council is about to do some major works on our estate and we wanted to piggy back on this but Southwark Council is too far ahead so we're looking at how we can do the works. New board members will look at this in details.

The Raffle was then drawn and the meeting concluded at 8.40pm.