

**Minutes of Meeting of the FCHS Board  
held at 6.30pm on Wednesday 27<sup>th</sup> June 2018**

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

No	Agenda Item	Action
1	Chair welcomes	
2	<b>Apologies and Attendance monitor</b> As above	
3	<b>Declarations of interest and code of conduct</b> None to declare <b>Action : TA to return the completed declaration of interest and audit skills forms</b>	TA
4	<b>Minutes of Management meeting held on <sup>21</sup> May 2018</b> Corrections Paragraph 2 : Minutes of the 17 <sup>th</sup> April 2018 should read Minutes of 20 <sup>th</sup> March 2018 Paragraph 7b1 : block 47 should read block 4-7 The corrections were made .The minutes were read and agreed as a true representation of the meeting. The minutes were signed by the Chair HC joined the meeting	
5	<b>Matters arising</b> None	
6	<b>Report back from Council and other meetings</b> <b>a) Southwark Tenant Management Organization Committee</b> Senior Southwark Managers have committed themselves to a dialogue process with TMO's through a series of discussions to resolve on-going interface issues between the Council and TMOs. Following discussion with Eva Gomez Resident Involvement Manager, Andy Bates manager of Leathermarket JMB has made a request asking for volunteers to come forward to join 2 focus groups , one to review the monitoring of governance and another ,the key performance indicators .	

	<p>Representation from residents management organisations are welcomed .  JH has put his name forward for both groups .</p> <p><b>b) Area Forum and Home Owner Council</b>  The Council is restructuring the provision to the Home Owner Council and Tenants . The needs of tenants and leaseholders are significantly different and a lot of work needs to be done to ensure that the needs of all parties are represented fairly.</p> <p><b>c) Riverside Panel</b>  Following changes to the ward boundaries the majority of the old Riverside ward is now in the newly created North Bermondsey. FCHS estates are now in London Bridge and West Bermondsey. Council elections for this ward were postponed to 14 June due to the death of one of the Conservative candidates and we await details of the next ward panel.</p> <p><b>d) Potter’s Field Management Trust.</b>  The repairs to the metal work at the Vertcial Garden have been carried out and the structure is safe to access. Potters Field Park Management Trust have been notified. The watering system has also been repaired. FCHS needs to look at future arrangements for the maintenance of this area and enter in to a formal agreement.  <b>Action: Formalisation of this process to be done at a Procurement meeting</b></p>	<p><b>F&amp;P Sub</b></p>
<p><b>7</b>  <b>7.a</b></p> <p><b>7.b</b></p> <p><b>7.b.1</b></p>	<p><b>Manager update</b></p> <p><b>a) Performance</b>  JH presented the Manager Report and Business plan update June 2018 . The full Manager ‘s June Report is filed in the FCHS office and can be obtained on request  The key points are :  Rent collection continues to be high 99.6%  Arrears figure is £65,808 . Collection of arrears is likely to go up and arrears decrease so we will again generate a budget surplus.  83% Repairs work is being done in house</p> <p><b>b) Business plan update</b>  The key points are :  <b>High Quality Housing</b>  We are nearly completing the negotiations with Two Towers regarding provision of repairs and maintenance services by our directly employed team and have developed service level agreements which will need to be agreed at Finance subcommittee before we proceed.</p> <p>A discussion was held about using the lessons learned from this trial exercise to further inform the decision</p>	

	<p>making regarding the future use of handy persons services for FCHS leaseholders. Some Committee members expressed a wish for the handy persons service to be prioritised ahead of discussions with other TMOs.</p> <p><b>7.b.2</b> Strengthening our community We continue to work with Avant Gardening to improve the Pocket Park area as part of the Dream Garden Project .So far , the improvements made are a bug hotel , new seating/ planting areas and additional box of flowers along the railings .</p> <p>As part of the National Get Together , an event was held in Pocket Park on 22<sup>nd</sup> June. The event was successful . The new and old Ward Councillors attended. The committee thanked Jon and Victoria for their commitment and hard work for the planning and organisation of the event.</p> <p>The seaside trip to Margate has been publicised for the first week in August.</p>	
<b>7.b.3</b>	<p><b>Green and Healthy neighbourhood</b> Green roof for garages at Lewes 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>	<b>JH</b>
<b>7.b.4</b>	<p><b>Investing in our estates</b> <b>Decoration on Devon Mansions</b> The Council has produced a revised report that includes the structural inspection of all the Devon Mansions buildings . Of particular interest is the section on 4-7 Devon Mansions This report highlights the extent and nature of the corroded cracks in the masonry work and the issues with metal works . It states that overtime remedial work will need to be done . The Council has not yet produced an action plan. Therefore the decoration works on block 4-7 are on hold. Keegans produced an amended specification for block 3 and following approval a competitive price testing will get underway . Ballots questionnaires are to be sent to the residents in block 1,2 , 3 to establish a preference for paint or glazed brick work Keegan is invited to attend the next procurement meeting to discuss the financial implications .</p>	<b>JH</b>

	<p><b>Action : To ballot the residents in Block , 1,2,3 to ask them for their preference</b></p> <p>Further discussion took place about the choice of colour for the flooring</p> <p><b>Action : To invite Keegan at next committee meeting with a request to bring a minimum of 5 colours options ( to include neutral colours )</b></p>	
<b>8</b>	<p><b>FCHS General Meeting</b></p> <p>The committee discussed the timing of the next GM and identified the steps and events \ stories to report to the residents .</p> <p>The planning of the GM will start in the next couple of weeks to identify agenda items and outline of presentations .</p> <p>The GM will take place after the AGM .</p> <p>The AGM will be on 18/09/2018 . 26/09/18 is earmarked as an alternative date .</p> <p><b>Action: Communication and Community meeting to meet on 12<sup>th</sup> July 2018 to plan the GM</b></p>	<b>HC</b>
<b>9</b>	<p><b>Health and safety</b></p> <p>No incident to report</p>	
<b>10</b>	<p><b>AOB.</b></p> <p><b>Action : Updated audit skills form to be circulated and discussed at the next committee meeting</b></p>	<b>CN</b>
	<p>There being no further business, the meeting closed at 8.30 pm</p> <p><b>Date of next Board Meeting: 16<sup>th</sup> July 2018</b></p>	<b>All</b>