

**Minutes of the FCHS Management Committee Meeting
held at 6.30pm on Tuesday 13th August 2019
at Horselydown Offices, 2 Fair Street, London SE1 2XA**

Attendees	Role
Tim Gadd (TG)	Treasurer
Christine Nicholls (CN)	Chair
David Johnson (DJ)	Property Service Manager
Victoria Maduaka (VM)	Service Development Manager
Vanessa Shone (VS)	Secretary
Helen Cadwallader (HC)	Vice Chair
Ebun West (EW)	Management Committee Member
Apologies	Role
Oteng Asabre (OA)	Management Committee Member
Maeve Campbell (MC)	TMI Team Southwark
Teddy Amoyaw (TA)	Management Committee Member

No	Agenda Item	Action
1	Welcome and introductions	
2	Apologies and Attendance Monitor	
3	Declarations of interest, L&D skills audit and code of conduct VS is affected by 7b, works at Devon Mansions.	
4	Minutes of Management Committee held on the 9th July 2019	
5	Matters Arising Item 11 - we're still chasing NFTMO for a refund and have written to them twice. Item 10 - Occupational Health now available to staff and DJ to distribute this information. Item 11.1 - On the 31 st July 2019 TG and CN 31 st attended a meeting at Southwark Council offices at 160 Tooley Street concerning the external brickwork repairs. This was also attended by Richard Amoah (TMI Team), Jackie Richards (TMI Team) and Councillor Humaira Ali (Chair). RA explained that the council was responsible for repairs in relation to tenants and the TMO was responsible for repairs in relation to leaseholders. RA said that there was a 55% split to tenants and 45% split to leaseholders. DJ challenged the split and it was found that the split was actually 70% tenants and 30% leaseholders. The council said there had been an email	

exchange and Jon Harford had agreed to pay the total bill of £57,000. CN and TG only found out about this at this meeting.

FCHS had in fact paid £17,000 to the council which CN and TG only found about at this meeting.

DJ requested a breakdown per block of works/costs.

There was a second meeting on Monday 12th August which CN attended together with Richard Amoah (TMI Team), Jackie Richards (TMI Team), Alex Heslop (TMI Team), Tracy Stedman (TMI Team), Paul Gathercole (Engineering Team), Carla Blair (Service Charge Construction Manager) and Councillor Humaira Ali.

The council had evidence of the Manager's Report where the bill was referenced. Lana from FCHS found that the £17,000 we paid to the council was credited back to FCHS. DJ to email a screenshot of this to AH.

DJ

The total bill for the works to the flues is £117,000. Where Southwark Council accepted DJ's split of 70% tenants and 30% leaseholders, the bill comes to £47,000.

Councillor Ali asked about leaseholder bills as some of them had contacted her. Their bills are capped at £250 as Section 20 notices were not sent out. After leaseholders pay their costs we then make up the difference. We need to deduct where leaseholders have paid so we're not paying twice. Carla Blair was looking into this for clarification. Alex said the TMI Team can use the MMA to resolve this issue and Enforcement can step away.

AH asked us to agree in principle to paying for the works as there is a bill of £47,000 due to the council. TG said this amount had not been brought up at Finance Sub-Committees or at Management Committee Meetings.

Vote - Do we agree to pay this bill in principle providing there are no further bills and subject to clarification of leaseholders' payments of £250 having been deducted?


4 in favour, 1 abstention.

HC suggested putting information for leaseholders on the website and we should also have them as an agenda items at public meetings.

Item 11.8 – Councillor Humaira Ali is arranging a meeting on Monday 9th September 2019 about the situation on Druid and Maltby Streets which spills into Crucifix Lane. VS will represent FCHS at the meeting.

VS

6 **Planning**
a) Continuation Ballot Results

	<p>The Continuation Ballot initially had a 28.1% response rate so we had an extension. DJ contacted ERS and got professional door knockers. Councillor Ali and office staff helped as well and we ended up with a 48.1% response as the final total. DJ explained how the ballot was kept secret by the ERS and they were only able to tell us who hadn't yet voted, not how people had voted. AH advised that we are expected to let all residents know the outcome of the ballot within 14 days.</p> <p>DJ provided a breakdown of the results figures for the Continuation Ballot.</p> <p>DJ and VM left the room before the next item.</p> <p>b) Options for FCHS going forwards 6b) CN handed out notes to everyone about events since May 2019.</p> <p>After discussion there was a vote to request the TMI Team to open a dialogue with Basseyy Basseyy, Chair of Gloucester Grove TMO, to see if we can use their Estate Manager as an Interim Estate Manager at FCHS.</p> <p>5 in favour</p> <p>CN to email the TMI Team to request this arrangement.</p> <p>At 8.30pm DJ and VM rejoined the meeting.</p>	<p>CN</p>
<p>7</p>	<p>Finance and Procurement update</p> <p>a) Draft Summary - Audited Accounts DJ said that both auditors will be at the AGM. VM to send the report of the Management Committee for the year ended 31st March 2019 to everyone with comments to be sent by the end of August.</p> <p>b) Devon Mansions/ St Johns Playground </p>	
<p>8</p>	<p>Reports back from Council and other meetings</p> <p>a) London Bridge and West Bermondsey Police ward panel VS will attend the meeting tomorrow night at Borough High Street Police Station and the additional meeting about youths on bicycles next week on Tuesday 20 August 2019 at Southwark Council, 160 Tooley Street.</p> <p>b) Potters Fields Park Management Trust HC went to a meeting and youths on bicycles was again an issue. They've been emailing Jon Harford but getting no response. The Vertical Garden lacks an agreement between us and Potters Fields who are our sub-contractors.</p>	<p>VS</p> <p>DJ/VM</p>

	Date of next Board Meeting: Tuesday 10th September 2019	
	There being no further business, the meeting ended at 8.50pm.	