

Minutes of the FCHS Board Meeting
held at 6pm on
Tuesday 14th November 2023
at Horselydown Offices, 2 Fair Street, London SE1 2XA

Attendees	Role
Sarah Armstrong (SA)	Estate Manager
Kathy Atkins (KA)	Treasurer
Ebun West (EW)	Board Member
Ken Higgins (KH)	Chair
Sabrina Francis (SF)	Board Member
Vanessa Shone (VS)	Secretary
Apologies	Role
Modupe West (MW)	Vice Chair
Angela Simpson (AS)	Board Member
Alex Heslop (AH)	TMI Team Southwark

	Agenda Item	Action
1	Welcome and introductions	
2	Apologies and Attendance Monitor VS joined the meeting at 6.30pm	
3	Declarations of interest - none	
4	Minutes of board meeting held on the 10th October 2023 The minutes were agreed as a true record.	
5	Matters Arising Action Points Item 5 (8): Castle Water discount for low usage - SM queried this but no answer received yet. Item 5(8): SA and KH visited the Dream Garden and agreed the window boxes do look good so we'll carry on paying for them. Item 5(12): Lone Worker Policy – devices brought forwards to next meeting	<p style="text-align: center;">SA/SM</p> <p style="text-align: center;">SA</p>
6	Housing Service Performance monitoring - update SA went through this before VS arrived at 6.30pm	

7	<p>Environmental</p> <ul style="list-style-type: none"> a. Health and safety - no update b. Accidents, incidents and near misses - none c. Safeguarding – update - none d. Vertical Garden - Art installation corner of Devon Mansions and Tower Bridge Road - no update e. Cleaning - SA has a meeting with CW, his manager, R and YC on Monday 20th November 2023. SA has taken photos of the leaves in the basement areas. EW advised that the leaves are not being swept up on St John's Estate either. 	
8	<p>Governance</p> <ul style="list-style-type: none"> a. Finance and Procurement Sub-Committee feedback - minutes of this and other sub-committee groups can now go onto the new website. Ray Williams has provided additional information on the disclosure page of the accounts. SA took legal advice and the solicitor said that the board is able to rely on the auditor's professional judgement. The solicitor will put this in a letter but he is currently very unwell so it might not be available before the AGM. SA to draw up a document for KH for the AGM showing interactions with the auditors/solicitor/BDO. b. Social Events & Community Engagement Sub-Committee - a trustee of the St Olave's United Charity has secured funding and YC has identified 4 or 5 residents in dire straits who will be given the money between them. The trustee can also provide a Christmas voucher from the charity for all pensioners on the estate who are over 60 years old. The grant information will be coming soon and we will divide the whole sum by the number of over 60's on the estate. There will be no Christmas Lunch this year as only 9 residents turned up in December 2022, of which 3 were board members. The menu choices were very poor. The older residents will get the Christmas vouchers instead this year. c. AGM - we have spent this year's AGM budget so the reconvened AGM will have fruit juices and snacks available as the hotel will not permit the tea urn unless they PAT test it themselves. As the AGM's come to a stop when the budget is looked at, this will be placed towards the end of the agenda in order to get through other business first so that we don't run out of time. 	
9	<p>Rules vs MMA</p> <p>SA contacted the NFTMO and subsequently received advice on the matter of absentee leaseholders.</p>	

	<p>There was a unanimous vote not to change the absentee leaseholder status in the Rules after this rule change was rejected at a previous AGM.</p> <p>We did spend a lot of time looking at Rules changes but we have a substantial amount of business to get through in the coming months including the induction of new board members, training, writing a new Business Plan, arranging the Continuation Ballot, etc.</p>	
10	Training - none	
11	<p>Report back from Council and other meetings</p> <p>a. Southwark Tenant Management Organisation Committee - no meeting</p> <p>b. Potters' Fields Park Management Trust - KA attended a meeting yesterday. They are appointing a new gardener with a strong reputation. It is expensive work but he is the best. We have more funding from the Neighbourhood Fund. Putting Down Roots are doing work in St John's Churchyard. They work during the daytime but haven't been seen recently.</p> <p>c. Safer Neighbourhood Team meeting - Monday 13th November 2023 at 7pm at Bermondsey Village Hall - VS chaired the meeting last night. There has been a lot of success with the Two Bridges public house where they have signs asking customers to respect residents and leave quietly. Two Bridges also now has to put the benches up after 11pm so that no one can sit outside in the early hours which was causing a noise nuisance to Devon Mansions, Fair Street Flats and Lewes House residents. The Police have been arresting phone snatchers and early morning 'hugger muggers' in Borough High Street where they target young intoxicated men. This happens as the men leave the bars around 2am. Police have attended several stores in respect of shoplifting but store managers are not being co-operative as court proceedings cost money. The police are pressuring them to take action otherwise they are enabling crime. One e-scooter and two bicycles were stolen from the secure parking area for Southwark Council staff in Holyrood Street. There is CCTV coverage available. 8 people were arrested in a phone snatching sting outside London Bridge Station which included both the phone snatchers and their peripheral people. They were not locals. Local people caught and detained a man committing a crime and held him until the police arrested him. This has seen a big drop in crime and there are conditions in place. More London are no longer finding machetes hidden in the flowerbeds going up towards Hay's Galleria. Vagrancy takes up a lot of police time. Drug addicts are assisted in moving into flats but after two weeks the property is handed to someone else if they're not actually living there.</p>	

	<p>Current ward priorities:</p> <ul style="list-style-type: none"> • Robbery / Weapons • Vagrants ASB • Abbey Street / St Saviour's Estate - Drugs activity <p>d. Fair Street RPT (Major Works Resident Project Team Meeting) - recordings of meetings are sent to SA, KH, etc but they are 3 hours long.</p>	
12	<p>Communal Decorations We are still waiting for the BDO report.</p>	
13	<p>Any other business</p> <p>EW to ask the councillors for signage similar to those by the Arnold Estate in Druid Street. EW hears late night noise in Druid Street. When the Hop Kingdom closes the customers come into St John's Churchyard and carry on drinking there and they bring their bicycles with them.</p> <p>SA thought it would be good practice to provide tenants and leaseholders with information about the workings of the TMO.</p> <p>Minutes to go on the website for all meetings and sub-committee meetings - HR, Finance and Procurement. SA was asked by NS to go through the HR minutes with the board. EM, Senior Information Officer (Housing Department), has emailed SA re FOI's and the council will provide the information if they have it but we can say what we need to redact.</p> <p>KA and VS to meet on Friday morning at 10am to set up VS for online banking.</p> <p>There being no further business, the meeting ended at 8pm</p> <p>Next Meeting: to be advised</p>	

Signed 
Ken Higgins (Chair)