

**Minutes of the FCHS Board Meeting
held on Thursday 7th March 2024
at Horselydown Offices, 2 Fair Street, London SE1 2XA
at 6pm**

Attendees	Role
Angela Simpson (AS)	Board Member
Sarah Armstrong (SA)	Estate Manager
Ken Higgins (KH)	Chair
Modupe West (MW)	Vice Chair
Sabrina Francis (SF)	Board Member
Vanessa Shone (VS)	Secretary

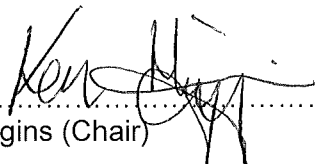
	Agenda Item	Action
1	Welcome and introductions	
2	Apologies and Attendance Monitor	
3	Declarations of interest - none	
4	<p>Minutes of the previous meeting held on the 6th February 2024 The minutes were agreed as a true record.</p> <p>Minutes of the board meeting held on Tuesday 14th November 2023 It was noted that we convened the AGM within 6 months of the end of the Financial Year.</p>	
5	<p>Matters Arising</p> <p>6.2.24 - SA spoke to Nat Stevens who said the FCA may serve notice on us regarding holding an AGM but we will have held the AGM by then.</p> <p>14.11.23: Item 5 (8): Castle Water discount for low usage - we don't get a discount for low usage but could ask for a water meter for the office.</p>	SA
6	<p>Housing Services</p> <p>Performance monitoring - update</p> <p>Rent collection, voids, etc were looked at.</p>	
7	<p>7 Environmental</p> <p>a. Health and safety - no issues</p> <p>b. Accidents, incidents and near misses - none</p>	

	<p>c. Safeguarding - no issues</p> <p>d. Art installation corner Devon Mansions and Tower Bridge Road (Vertical Garden) – there is a crack in the building so this has gone to the Major Works Team.</p> <p>e. Cleaning - there is a meeting scheduled to take place in the FCHS office on Tuesday morning, 12th March 2024.</p>	
8	<p>Governance</p> <p>a. AGM - VS and K [REDACTED] A [REDACTED] will step down at the AGM in accordance with the Rules.</p> <p>b. Social Events & Community Engagement Sub-Committee - no update but MW will contact K [REDACTED] A [REDACTED]</p>	MW
9	<p>Training - check on the website and the NFTMO Conference is coming up in June 2024</p>	
10	<p>Report back from Council and other meetings</p> <p>a) STMOC Wednesday 6th March 2024, 5.30pm - VS, KH and SA attended the meeting yesterday. This was the first STMOC meeting since the AGM held on Thursday 1st December 2022. Lots of the Southwark TMO's have been sent bills for external decorations repayments. One TMO manager has been paying off money received for the ex decs at her TMO for the past 5 years and this is her final year of repayments. A TMO manager from another TMO said he'd been sent a bill out of the blue for £400,000 to repay his TMO's ex decs allowances. It is common to the TMO's across Southwark and STMOC will meet again on Wednesday 24th April 2024 at 5.30pm at 160 Tooley Street to continue this debate. Gateway 1 and Gateway 2 were not commonly known by lay people serving as Board Members and Monitoring Officers were not raising this.</p> <p>It was also common to all of the TMO's across Southwark not to have had a Monitoring Officer since the middle of last year due to a shortage of staff.</p> <p>TMO residents' details are not being updated in IWORLD resulting in residents being refused access to emergency repairs out of hours or to council retained responsibilities during office hours. There was a fear that residents could be reported for unlawful occupation where IWORLD data is inaccurate.</p> <p>A TMO Allowances Working Group will be set up again as allowances have not been looked at in detail since 2020. TMO Board Members and Managers were invited to join the group.</p> <p>b) Potters Fields Park Management Trust - Kathy Atkins does not need to be a board member in order to attend the trust meetings so can continue in this role.</p>	

	<p>c) Safer Neighbourhood Team Meeting - KH and VS were unable to attend as there was a change of venue. The next meeting is on Tuesday 14th May 2024 at 7pm at Magdalen TRA Hall, Purbrook Street SE1.</p> <p>d) Fair Street RPT - no update</p>	
11	Communal Decorations - we will hand back £1,000,000 to Southwark Council next week.	
12	<p>Any other Business</p> <p>A resident has requested that we call a Special General Meeting. The Board decided not to call a Special General Meeting at this time, instead we will focus on reconvening the Annual General Meeting as soon as possible.</p> <p>The Board agreed that an update will be sent to all TMO members in mid-March regarding the delay in reconvening the Annual General Meeting and the reasons for this and advising that we hope to reconvene the meeting in April. This will be put through letterboxes and a copy of the update will also go onto the website.</p> <p>The meeting noted that the Rules state 'A Special General Meeting shall be convened either upon an order of the Board or upon a written requisition signed by at least ten per cent of the members of the Society or 25 members whichever is the lesser.' It is open to the resident to organise a written requisition.</p> <p>A resident has sent a notice of intention to report the Board to the FCA. The Board considered the resident's email and whilst acknowledging their right to take this action, this is disappointing.</p> <p>Pram Sheds - these will go up from £2.50 a week to £3 a week as there has been no increase for a long time. All in favour</p> <p>Continuation Ballot - we need to recruit an agency and to start publicising the Continuation Ballot. KH and VS to send information to Daniel for the website.</p>	KH/VS

There being no further business the meeting ended at 7.20pm

Next Meeting - Tuesday 9th April 2024 at 6pm

Signed.....

Ken Higgins (Chair)

