**Battersea Fields Resident Management Organisation**

**General Meeting held In Walden House Office**

**Thursday 3rd November 2016 at 7pm**

**Present**

Lourdes Prestamero – Chair

Val Boxall – Treasurer

Sara Taylor – Board Member

Victoria Dickson - Board Member

Leslie Humphrey – Board Member

Sue Devine- Housing officer

14 Residents (see sign in sheet)

**Apologies**

Diana Cummins

Sarah Richardson – Housing Manager

Jo Baxter

Wendy Speck

Akara Etteh

Danielle Parrot

Cyria McLeod

Godfrey Agabba - Accountant

**1. Welcome**

 **1.1 The Chair welcomed all attendees**

**2.** Talk from ‘**Community Fibre’** representative informing residents of the new fibre optic cable, broadband, being installed to tenanted flats.

**3. Apologies**

**3.1** Apologies were noted.

 **4. Minutes from the last meeting. (no amendments)**

 **4.1** The Minutes from last general meeting were reviewed and approved. These were agreed by two of the present residents and signed by both.

 **4.2** Minutes from 26th April 2016 approved by Victoria Dickson and Valerie Boxall.

**5. Housing Manager’s Report read by Sue Divine**

**5.1 Kitchen and Bathroom update.**

**5.2 Cleaning Procurement**.

 Result of the new Cleaning Contactors TBC. Date not given.

**5.2.1** Several Residents raised concerns that no progress has been made on the procurement of new contractor and that the current contractors have still not improved the cleaning standard since it was last raised at the January 2016 General Meeting.

Resident suggested setting up a Residents Group to tackle the ongoing cleaning concerns, question why BFRMO haven’t tackled the issues and to discuss the reimbursement of cleaning charges to residents as well as fining the contractors if the service standards aren’t reached.

Resident of Langhurst whose bedroom windows are above the bin area raised concerns that the paladins are over flowing and are not being emptied regularly, foxes are entering them.

Resident questioned why water heaters were installed yet the cleaners aren’t using them. **Who paid for these water heaters?**

Resident stated he could not believe that in three years No Progress had been made with the cleaning problems.

***Action- To be raised at the next Board Meeting; how we actively deal with residents’ concerns and complaints of the cleaning and if the Board is failing the residents.***

**5.3 Parking**

**Update on the petition for a Controlled Parking Zone.**

Resident raised her concerns with the limited disabled bays.

Sara- Informed a Resident complaining of the parking issues that they need to collectively get behind this and help in the petition of all estate residents to bring about this change.

Resident asked Sue about a residents five abandoned cars. Sue replied that the resident and the Highways department have been informed but that BFRMO cannot do anything other than get them towed away at a cost to BFRMO.

*(Pass on that bill to the resident if they do not remove them?)*

Resident spoke out about parking on double yellow lines for hours and how there is no Parking Enforcers monitoring the estate.

Sara – Parking Enforcement happens in the school term and hours they are not spending time checking parking on the estate as there in no revenue in it.

***Action – Set up Resident Parking Group, meet and discuss how to petition the estate. Confirm the board approved the submission of the petition for a Controlled Parking Zone to WBC.***

**6. Val Boxall- Update from the Social Subcommittee;**

**6.1** Xmas Children’s Party date set for 3rd December.

**6.2** Social Subcommittee Meeting - Monday 10th November 7pm.

**Comments from the Chair.**

Macmillan Cancer fundraiser September ’16 - £130

Breast Cancer Pink Party fundraiser 31st October’16 - £4

**AOB**

Resident Leonora has been voluntarily doing the gardening of the green area outside the office, Walden House. Lenora has asked if a ‘Gardening Group’ could be organised amongst residents to discuss options of planting, Lenora suggested raised beds with herbs , boxes and even hanging baskets, this could if successful be extended throughout the estate , near entrances and so forth. The idea of planting from seedlings rather than buying plants is how she would like to curate the venture.

Leonora asked if there was a budget to get started. Leonora gave Lourdes her number for the office.

***Action:* Discuss at the next board meeting. Add to website??**

Residents raised the Sunday Boot sale in Harris Academy, the rubbish dumping and fly tipping.

Tony, Resident informed the meeting that the leaseholders ‘Extended Works Invoices’ have been over estimated and he has been over charged. Sue confirmed some new invoices have been issued.

***Action-******Board to discuss, letters sent to leaseholders informing them of the possible over charge, find out from WBC are reviewing all invoices. The office needs this info to answer questions from leasehold residents if they.***

Meeting Ended 8.25pm.

**Date of Next Meeting**

 **General Meeting 23rd January 2017 at 7pm**

Signed…………………………………