**Battersea Fields Resident Management Organisation**

 **General Meeting held In Walden House Office**

 **Tuesday 26th April 2016 at 7pm**

**Present**

Lourdes Prestamero – Chair

Diana Cummins –Vice Chair

Sara Taylor - Secretary

Val Boxall – Treasurer and joint Secretary

Victoria Dickson - Board Member

Irfarn Modena - Co-Optee

Angela Esson – Co-Optee

Sarah Richardson – Housing Manager

Godfrey Agaba -Accountant

11 Residents (see sign in sheet)

**Apologies**

Anna Bence

Jo Baxter

Wendy Speck

Akara Etteh

**Apologies from two residents.**

**1. Welcome**

 **1.1 The Chair welcomed all attendees**

**2. Apologies**

**2.1** Apologies were noted.

 **3. Minutes (amendments) from the last meeting.**

 **3.1** Minutes from 25th January 2016 approved by Diana Cummins and Valerie Boxall.

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

**4. Finance/Budget presented by Godfrey.**

**BFRMO Annual Budget page 1**

**4.1** Total income for 2016/17 £641,763. & Total Expenditure for 2016/17 £595,950.

**4.2** Resident asked “What is the deficit on BFRM0 pension” Godfrey- “The pension deficit is made up of two components, 1. Past service deficit- paid monthly. This is £1170 a month from 1st April 2016 from £820 last financial year. This will cease in 2016 (as per information from Social housing scheme). **2.** Employer deficit (arose due to employer offering final salary pension to staff). This stood at around £420,000 by September 2105, estimated to be around £450,000 by September 2106.This would be payable in 6 months of employer exiting the scheme (either voluntarily exiting of staff no longer past pension)”

 **4.3** Staff will be given a 0.5% pay rise with a 1% performance related pay rise.

**4.4** Budget approved by BFRMO Members (unanimous).

**5. Housing Manager’s Report.**

**5.1** Repairs Tendering Process

**5.2 Cleaning Procurement**. Cleaning Specification Handout. Sarah asked residents to take a few moments to read and to add to or take home. They can contact her with any additions to add to this Specification Handout.

Tony- Resident; queries why Deep Clean is only done annually? it was done more than once a year previously. Tony would like it done at least twice a year but due to the increasing Service charge bill he feels Residents shouldn’t foot the bill.

Anne Highlighted the dirty smelling water. Sarah Confirms this will be put to all Cleaning companies and added to the handout and will go back to the currant cleaning contractor to discuss.

Resident Question; after the major works will the floors get properly cleaned?

Sarah Confirms that repairs to the edging is to be completed in the next few weeks.

Sarah will ask Donna to go and inspect the Residents Flooring (Middle Block Berry) and report back.

Jim (Board Member) complained of the grit that is not being cleaned up in his block, he believes that it is being brought in on resident’s feet and the cleaners are NOT sweeping up as they should daily.

Sarah informed that the new minimum wage (Living wage) has increased this will hopefully improve the staff and production.

**5.3 Visitors Permits**

Wandsworth Council rolled out new Visitor’s Parking Permit. Residents should come to the office and sign for a new Visitors Permit.

**5.4 Kitchens & Bathrooms** for Tenant Properties. This is a Wandsworth directive. Sarah will ask Jo Baxter if a representative can come and discuss with the tenants as requested by a resident.

**6. Survey Questionnaire**, Sarah asked residents to take home and fill out and return. Tony (Resident/leaseholder) declared he was not satisfied with the service provided (Q1) especially the service provided by the Housing Manager, Sarah Richardson. Stating he had a meeting with her on the 24th February querying his Service Charges . Sarah has not got back to him since this date. Sarah apologised and set a new meeting with Tony for the end of this week.

**6. Val Update from the Social Sub Committee;**

Hever Castle, Kent trip 21st May 2016.

Family day on the 18th June, volunteers needed and ideas

Weymouth 16th July. Price TBC

**AOB**

Meeting Ended 8.33 pm.

**Date of Next Meeting**

**Annual General Meeting 25th July 2016 at 7pm**