

Battersea Fields Resident Management Organisation Ltd

Minutes of the General Meeting

Tuesday 24 April 2018

Present: Lourdes, Jo Baxter, Vanesa, Godfrey, Vicky, Malcom, Kate, Ayo, Marie, Tony Self

Apologies: Val Boxall

Present:

Lourdes Prestamero (Chair)

Tony Self (TS) – Vice Chair

Vicky Dickson (VD) – Board Member (left meeting after HM report)

Marie Collins (MC) – Co-optee Member (left meeting after HM report)

Ayo Oyelami (AO) – Board Member

Vanesa Antar (VA) – Housing Manager

Godfrey Agaba (GA) – Finance Manager (left meeting after Finance report)

Jo Baxter (JB) – Resident Participation Officer WBC

Kate Stock (KS) – WBC Councillor

Apologies

Val Boxall (VB) - Treasurer

The Board approved the minutes from the previous meeting. There were no matters arising or declarations of interest.

Finance report

Board Members reviewed the report and GA explained the content of each page and elaborated on key points as follows:

- The 2 sources of income are allowances from WBC - which are for repairs, office costs, staff – and interest on rent. When rent is paid on time BF get commission.
- For 2018-19 the management and maintenance allowance is £647,646. Last year was £636,026.
- GA explained the process of the bulk collection and bins and how this was paid.

Mrs Sadri raised a question around fly-tipping which led to a debate on how it may be effectively tackled. JB explained that WBC were using less CCTV in relation to fly-tipping which was not considered to be a high-level crime.

No questions on budget, all are in approval.

Housing manager report

VA introduced herself as the new Housing Manager and reported back on progress in relation to the following:

- Bin chutes – several out of service due to a number of issues, including fire safety concerns and repeated blockages because of inappropriate use. VA advised the team were investigating inappropriate dumping in order to recharge the cost of repairs to offenders rather than all residents. She further advised that she was seeking quotes for works needed to bring the chutes back into service.
- Door entry systems – residents had previously been advised that the contractor engaged by WBC had gone into administration. WBC would be meeting with solicitors on 10/05/18 to discuss this and explore procuring a new contract. This would likely involve a new leaseholder consultation but residents would of course be advised. In the meantime, minor works were being undertaken.

AO expressed concern about the lack of security due to previous drug dealing within the block.

VA agreed to take individual queries over service charges in relation to the door entry after the meeting as some leaseholders had been reportedly charged for work not yet carried out.

- Controlled parking – VA explained about the forthcoming controlled parking, which had been voted in favor of. She further advised residents that after 12 months, they would be given the chance to provide feedback on how it was working. The cost of permits would be £146 if bought online and £166 if bought over the counter. There was no definitive launch date but likely sometime in the autumn.
- Fire exits – VA advised that the caretakers were routinely inspecting the fire exits and would remove and destroy anything left there. Any identified culprits would be recharged for the cost of this and warned for breach of lease / tenancy as blocking the exit was a serious fire risk.

A resident made a point about other residents blocking their own fire exits (from inside their flat). VA explained that inspections inside of residents' properties couldn't be conducted in the same way but residents would be advised against blocking their own exits during routine visits.

Social committee

LP fed-back on previous events including the pancake-day and the Oxford trip.

LP advised the meeting of the forthcoming trip to Ramsgate on 9/06/18 and family fun day on 14/07/18. Looking into entertainment activities such as laser tag but no decisions reached as yet. Keep Fit sessions were ongoing every Monday.

LP informed the meeting of the £4,000 external funding received.

Comments from Chair and Jo Baxter

LP thanked everybody for attending.

JB explained that the Board was made up of members and co-optee members. People that applied to become part of the Board outside the allocated time (July) would become co-optees. However, the rulebook said that no more than 6 members could be co-opted with full speaking and voting rights. This meant that sometimes Board meetings couldn't go ahead because those co-optees didn't count as the quorum. JB compared it to a more recent rulebook which allowed them to be part of the quorum.

JB invited members to vote to change the rules to remove that part so that all members have full voting and speaking rights as well as being a part of the quorum. All vote FOR. Will contact FSA to change this.

JB proposes that if any new members want to join the board, the AGM is in July.

AOB

A resident asked whether all the lifts would be refurbished. VA to query with WBC.

A resident queried about the current major works, which LP advised were works that had been overlooked by WBC but JB clarified were actually part of a phase 2. The same resident advised that the door to the tank room was often left open to which LP responded she would check with the contractor as it should not be left open.

END OF MEETING

