

**Battersea Fields Resident Management Organisation**

**Minutes of the Annual General Meeting 5 September 2019 at 7:00pm**

**Present:**

Val Boxall (VB): Board Member and Chairperson

Sara Taylor (ST): Board Member

Vicky Dickson (VD): Board Member

Peter Turnbull (PT): Board Member

Ayodele Oyelami (AO): Board Member

Marie Collins (MC): Board Member

Chris Clutterbuck (CC): Housing Manager – Battersea Fields RMO (BFRMO)

Godfrey Agaba: (GA) – Finance Manager- BFRMO

Sharron Lecky (SL): Area Housing Manager- Central Team Wandsworth Borough Council (WBC)

Jo Baxter (JB): Resident Participation Officer – Central Team -WBC

Sue Devine (SD): BFRMO - Minute Taker

One resident: Mrs Pires

There were no Declarations of Interest

**1. Welcome:**

The Chair welcomed all to the meeting

**2. Apologies:**

Garry Sealy (GS) Board Member and Peter Paviour (PP) Co-optee

**3. Audit Report:**

JB advised that as the Audit Report was approved at the last Board Meeting there was no need for GA to present as there were no residents in attendance (Mrs Pires was not present at the start of the meeting.)

#### **4. Minutes from the last Meeting:**

The Chair asked if there were any questions or matters arising. ST advised SL and JB that former Board Member Emmanuel Jones had recently passed away. The minutes were approved and signed by VB & ST.

#### **5. Housing Manager's Report:**

##### **Summer Community Fun-Day:**

CC reported that there was a good turn-out for the fun-day and thanked VB for all her hard work and input in making it a success.

##### **Deep Clean of the Estate:**

The deep clean of the estate has taken place which included the walls and floors, however Macdonald and Berry House have not yet been done due to the recent Gas Works.

##### **Window Cleaning:**

CC acknowledged that some windows have been missed, however, he has reported this to Regent Samsic the cleaning company who will be back on site to complete this.

##### **Front Entry Doors:**

CC advised that 17 doors had not been inspected and that BFMRO is seeking to obtain injunctions to gain access, and will apply to WBC for additional funding to carry out the inspections.

##### **Door Entry:**

The re-tendering process has started, and updates are expected by the end of 2019. The doors to the smaller blocks are currently being painted.

##### **Gas Risers:**

Berry House is now complete and Macdonald House will be done by the end of 2019.

##### **Office:**

Northgate Public Services (NPS) the new software introduced by WBC is now up and running and staff are getting used to it.

CC reported that there have been improvements to contractors' repairs response time.

Cherag Ali Housing Support Officer left approximately 6 weeks ago to take up employment elsewhere closer to home.

CC advised that the stats generally had dipped but recently have improved.

**Voids:**

The average turnaround for void (vacant) properties is reducing.

**Rent Arrears:**

Rent arrears are reducing, however there remains issues with NPS and also the Rent Collection Service (RCS) who have not accepted hand-backs of high rent arrears cases since the end of June 2019 which is impacting our stats. The reason we have been given for the refusal of acceptance of hand-backs is the impact and roll-out of NPS on RCS.

**Tenancy Monitoring:**

Routine occupancy checks have revealed some issues of subletting which have been referred to WBC for legal action.

**Anti-Social Behaviour: (ASB)**

There has been an increase in ASB at 1-20 Dresden House in the stairwells and communal areas and we are working with the police on this.

AO and PT advised that youths are still loitering which is very intimidating, and AO has witnessed seeing packages being passed between youths, and that youths congregating on the grass is very intimidating. ST advised that youths also congregate near Berry House.

JB queried attendance at Ward Panels, CC advised that police do not attend as they are not very well run. ST suggested to enquire with police as to the possibility of holding evening meetings to enable more residents to attend.

VB reported that there are issues in 9 to 19 Lodsworth House as well. AO was concerned that the youths will move into the stairwells of the blocks in the winter.

CC reported that the rear fire-exit doors will be upgraded to metal doors.

PT witnessed a person sleeping between the 6<sup>th</sup> to 7<sup>th</sup> floors of the stairwell.

ST questioned whether there had been an increase in the number of burglaries. CC advised that there had been a spike over the summer months and that a store-shed had been broken into. However, the police are carrying out more patrols including evening patrols and CC and SD have brought in known culprits for interviews with their parents.

## **6. Comments from the Chairperson:**

VB thanked CC for his help with the BBQ at the summer fun-day, and advised of the Macmillan Coffee Morning being held on 27.9.19 between 10:00am to 12:30pm and also Halloween on 26.10.19 between 2:00pm to 4:00pm.

As for the Christmas panto VB advised that 50 tickets have been booked and the flyer advertising the event would be going up the next weekend. The panto has been booked for Thursday 2.1.20 at 7:00pm at a cost of £22.00- the normal cost of the tickets is £45.00.

VB, AO and CC visited the Houses of Parliament, following an invitation from the local M.P. Security was discussed and a Neighbourhood Watch Scheme (NW) was suggested, with 50/50 interest, which will be discussed at the next Board Meeting. The police agree that a NW scheme would be a good idea.

ST suggested putting information about this in the newsletter after the next Board meeting. JB advised that the Community Safety Team could attend to help advise about setting up a NW.

VB suggested that one person from each block could be nominated and JB put forward the idea that BFRMO could put an article in the next newsletter for residents who are not currently on the Board to become Safer Neighbourhood Chairpersons.

ST advised that residents would get better contents insurance deals if NW was in place. Also, JB advised that BFRMO would have better access to crime stats with a NW.

## **7. Appointment of Auditor:**

VB advised that BFRMO are looking for a new auditor as the current one, SWP, is unreliable. CC reported that the auditor failed to attend the AGM last week (which did not go ahead as not quorate) and was unavailable for tonight's AGM.

JB advised that any new auditor would need to be named at tonight's meeting, and if the Board were not happy with the current auditor, they need to start looking for a replacement now.

CC advised that the auditor's report was fine, however, they were unable to attend tonight due to insufficient notice.

## **8. Resignation of Board Members and Election of New Board Members:**

JB advised that there were 8 successful nominations, and therefore no requirements for current Board Members to step down.

The 8 nominations were made as follows:-

MC nominated by VB

AO nominated by VB

VD nominated by VB

PT nominated by VB

PP nominated by VB

VB nominated by VD

ST nominated by VB

GS nominated by VB

VB advised that she was very happy with the current team. JB advised that Councillor Kate Stock was happy to remain as a co-optee.

It was suggested that Board Members should encourage their neighbours to become co-optees.

AO said that this has proved difficult in the past and that Board Members have tried to explain the benefits, but most are not interested.

JB advised that away leaseholders and subtenants can also be Board Members.

AO advised generally that it is difficult to get residents to attend the various activities held and that she had tried to set-up drama classes but only the children of Board Members attended.

VD said that residents do not even attend coffee and cake mornings.

ST said that residents attend the family fun-days but do not come back for other events.

CC reported that there had been a drive in the last newsletter to recruit new Board Members but only one new member came forward. Meeting residents on a 'one-to one' basis is the way forward.

#### **9. Any other Business:**

CC suggested that the frequency of the meetings could be an issue, and JB advised that this should be discussed at a Board meeting and not at a General Meeting.

VB put forward reducing the numbers of Board Members required to attend each Board meeting to ensure it is quorate, from 6 to 4, to which JB responded advising that the Constitution would need to change for this to happen. CC advised that the last amendment was in 2006.

JB advised that any amendments to the Constitution are required to be minuted at a Board meeting and a solicitor would be required to attend. JB also advised that the Board has struggled for the last 2 to 3 years for the Board meetings to be quorate, and proposed that the Board should look at the frequency of the meetings rather than reducing the numbers of Board Members to attend to ensure meetings are quorate.

PT reported that some of the lino in the communal areas had been lifted as a result of the deep cleaning: CC advised that staff are aware of this and appropriate orders are being raised. VB said that the communal flooring needs to be inspected as it has been a good few years since it was installed.

The meeting ended at 7:45pm.

