**Roupell Park Resident Management Organisation**

**Minutes of Board Meeting Tuesday 26 June 2018, at 7pm at Roupell Park Community Centre**

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|  |  | Action |
| **1** | **Members Present:**Mary Simpson: Chair (MS1), Oni Idigu: Treasurer (OI), Molly Sinclair (MS), , Alex Ekumah Secretary (AE), Tom Parker (TP), Marcia Jones (MJ), Eddie Andrews (EA), Sandra Yamoah**Apologies** - Chris Weathers(CW), Janet Nicolson**Staff in Attendance**Simon Oelman, Estate Director (SO), Colin Carnegie (CC), Maintenance Manager, Consultant: Andy Bates and John Paul Lynch – Leather Market JMB |  |
| **2** | **Declaration of Interest, Fraud, Gifts & Hospitalities; New Shareholder Certificates**There were no declarations of interest, fraud, gifts, hospitality or any new share certificates. |  |
| **3****3.1****3.2****3.3** | **Matters Arising from Minutes of Meeting held on 27 March 2018**AccuracyMJ notes that the NFTMO conference was from 29 June not 28.Subject to that amendment the minutes were agreed as a correct record.Matters ArisingTP was disappointed that more residents had not attended the Spring Clean. He asked that officers give further consideration as to how the next event was publicisedAction Points1. Training re ASB. SO to discuss with MS(1)
2. Board Appraisals – 2 dates to be arranged
3. Resident Survey – had been circulated.
4. Board door knocking to be completed by end of September
 | **SO** |
| **4****4.1****4.2****4.3****4.4** | **Chair’s Action and Chair’s Update**There are no staff or Board birthdays in July. MS(1) had attended the safer neighbourhoods meeting. There had been an increase in robberies in the area. Police were covering across boroughs to deal with hot spots. It was therefore crucial that people reported crimesYouth Forum had met to discuss stop and searchCoach trip being run in August. Board members would be required to manage coaches | **ALL** |
| **5****5.1****5.2****5.3****5.4****5.5****5.6****5.8****5.9****5.10****5.11** | **Presentation by Leather Market JMB**Andy Bates introduced Leather Market JMB and explained the process by which it had moved to self-financing and the ongoing challenges it presented.He explained that the first process was to develop an estate improvement plan, including financial projections. This included which services the JMB would buy back from the Council and an assumption that the debt on the property would be paid off over the period of the plan. It also included carrying out a detailed stock condition survey to enable accurate indications of future investment needs.In relation to selling to the tenants. A key part of this was to emphasise that they would remain council tenants, that it would remain a TMO and that there would still be continuation ballots. The information process was started well before the test of opinion.In terms of the Council the key issue was gaining political support and they had engaged key members at an early stage.At the insistence of the Council an independent company had been employed to carry out the test of opinion. The Council had paid for this.The JMB had strengthened its governance structure and they had brought in independent Board members. This included a further member to deal with the new build programme currently under way.The first 27 new properties were being completed and the next 40 in planning. The new build was tailored to allow under occupying tenants to move into high quality new homes to ease local overcrowding.Leather Market manage their own major works and drew the specifications in consultation with residents. This was then tendered. This meant total transparency and reduced overall queries.Staffing has only been marginally increased in the area of finance and major works supervision.Members were invited to visit.  | **SO** |
| **6****6.1****6.2****6.3****6.4****6.5** | **Planned Maintenance**CC introduced the report. He explained that there had been delays with the painting at Fairview due to issues around the drying time of the paint. However significant progress had been made in relation to putting up fire signs as these were a major priority. Members requested that redundant cables were removed along with redundant satellite dishes. Members also requested that railings that had not been painted as part of the major works were included.It was agreed that the GF stairwells should be painted more frequently. SO said it we also need to over paint black marks on the walls.Members suggested that residents should take over responsibility for planting in some communal flower beds. SO welcomed the proposal and said this would form part of the wider community development programme. Members agreed to receive an update report in September. | **CC****CC****EC****CC** |
| **7****7.1****7.2****7.3****7.4** | **Business Plan Update**SO Introduced the report. This fell into two parts, to review the financial projections within the existing plan and to note progress against it.He explained that the allowance regime was much more positive that had been planned for which allowed ongoing surpluses to be generated.Good progress had also been made against most of the targets although there remained some outstanding action points, some of which related to Board actions.**Members** * **Agreed the revised financial projections**
* **Agree the revised target dates included in the action plan**
* **Noted the progress made against the 2017/20 Business Plan**
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| **8****8.1** | **Estate Directors Report**Members noted the report and thanked the staff for all their hard work in SF absence. SO said he would review the position at the end of June. | **SO** |
| **9****9.1****9.2** | **AOB**SO agreed to set a date for a joint Board/Staff away day in OctoberMembers agreed to find cover for the next TMO liaison meeting as this clashed with the next Board | **SO****ALL** |
|  | **DONM****31 JULY AT 7.00** |  |

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| **ACTION POINTS** | **TASKED TO** | **DEADLINE (IF APPLICABLE)** |
| 1. **Training re ASB. Examine options re training for wider resident group**
 | **SO** | **To discuss with MS(1)** |
| 1. **Board Appraisals**
 | **MS(1)** | **Ongoing** |
| 1. **Report re planned Maintenance**
 | **CC** | **September 2018** |
| 1. **Board door knocking**
 | **Board** | **September 2018** |
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Chair’s Signature: …………………………………………… Date: ………………………

Secretary’s Signature: ……………………………….……