

**Waltham Estate Resident Management Organisation
AGM 17th October 2007**

1. Vanda Parker	(VP)
2. Dilia Conceicao	(DC)
3. Festus Onyeji	(FO)
4. F. Sims	(FS)
5. S. Payne	(SP)
6. M. Taylor	(MT)
7. M. Odete	(MO)
8. Dorothy Gratten	(DG)
9. Jeanette Weekes	(JW)
10. Maria Lazarte	(ML)
11. Simisola Ijishakin	(SI)
12. Haider Nouri	(HN)
13. Fatimah Bartley	(FB)
14. Marcia Osbourne	(MO)
15. Marvelle Dublin	(MD) Estate Manager
16. Adetutu Owodunni	(AO) Housing Officer
17. Elena Bortko-Conteh	(EBC) Technical Officer
18. Clara Odamo	(CO) URH Support & Monitoring Manager

The meeting started at 7.10pm as 8 Board members were present

VP opened the meeting by thanking everyone for coming and confirmed that everyone had a copy of the previous minutes.

LC provided Portuguese interpretation for the meeting

Amendments to minutes:

Adetutu Owodunni requested amendment to her surname

LC requested amendment to Maria Loureiro's surname

Chair's report

VP reported that it had been an eventful year, socially for Waltham, which included the following:

- Bonfire fun night which was Waltham's first ever event. It was so successful that other estates had made enquiries about putting on a similar event.
- Several successful trips, some self financing others sponsored by contractors, which included 2 French shopping trips, a trip to Brighton and Lymphne Wildlife Park
- The opening of the play area, which although still to be completed, is very popular and the under 5's playground is considered the best in the area
- The starting of the Waltham Junior Football Team which trains twice per week.

All have help to build a community spirit on Waltham

VP also pointed out that Waltham has performed well against Lambeth targets and has been consistently good and above the average in Lambeth. Even in a recent mystery shopping exercise Waltham scored highly.

VP thanked the staff & Board Members for their commitment, hard work and input in organising events.

LC also thanked **JW** for dreaming up the idea of the play area and its design

Management Report

MD explained that the previous years accounts had not been finalised as several invoices for lifts, door entry, etc were still outstanding from Lambeth. Copies of the draft accounts were available at the meeting, but if anyone did want a copy of the finalised accounts, when available, they should let the office know.

Waltham accounts were still very healthy. The £143,000 saving accrued between 2003 & 2006 was put in a high interest account last year and has generated £3200 interest. Once the accounts are finalised it is expected that savings will be approximately £110,000 bearing in mind that savings were used to fund the refurbishment of the staircases and the fees for the play area.

MD explained that **VP** had already mentioned Waltham successes, but disappointments included

- The perimeter railings work had not started due to delay in receiving planning permission. Consultation notices are currently displayed around the estate
- The bin shelters to Addington, Begbie & Thornicroft have taken longer than anticipated to get specification
- Resident participation & involvement has remained poor
- The threat of cuts to Waltham's management allowance

FO asked why was there a threat to Waltham's allowance?. **MD** explained that Lambeth currently had a large projected budget deficit which had to be balanced by March 2008. As a result the Council had made numerous staff redundancies and have said that the TMOs must bear some of the cost. TMOs have formed a syndicate and have threatened to take legal action if the proposed cuts go ahead as most TMO are unlikely to survive if the proposed reductions go ahead.

MD pointed out that at the back of the report was Waltham's performance data for the first 6 months of the year and details of the mystery shopping result.

Appointment of an auditor

The appointment of an auditor was deferred until the next general meeting when the accounts should be finalised

The continuation of the management agreement: the meeting voted unanimously in favour of continuing as a TMO

Elections:

MD confirmed that nominations have been received for: Fatimah Bartley, Vanda Parker, Simisola Ijishakin and Steven Payne. Fred Sims submitted a nomination, but asked for the Board meeting dates to change from the last Thursdays of the month. It was agreed that the new Board would agree a regular meeting date convenient for the new board members. Nominations were also submitted for Haider Nouri and Festus Onyeji.

It was agreed that the new board would meet on Wednesday 24th October at 7pm.

The Board now consist of:

Vanda Parker	Fatimah Bartley
Dilia Conceicao	Festus Onyeji
Simisola Ijishakin	Fred Sims
Marcia Osbourne	Haider Nouri
Steven Payne	

PRIZE DRAW:

The prize draw was held. M. Odete selected the winners for the August prize draw for returning completed surveys:

- 1st Prize: £100 M&S token – Mrs B. Wynter
- 2nd Prize: £50 M&S token - Ms M. Luzala
- 3rd Prize: £25 M&S token - Mr W. Joseph
- 4th Prize: £25 M&S token – Ms T. Leckie

Clara Odamo selected the AGM prize draw which was won by: Haider Nouri

Any other business:

FS complained that some residents were still throwing rubbish over the balcony often missing the bins. He also mentioned that the bin men were failing to put the bins in the chambers after emptying. **AO** stated that Lambeth Refuse Section had been spoken to about this yesterday. This will be monitored for a couple of weeks before further action is taken if necessary. **MD** asked whether it was known who throws the rubbish over the balcony. **FO** stated that it was not known.

AO went on to say that a survey for CCTV installation was circulated recently, but very few residents voted in favour of CCTV installation. CCTV would help in monitoring things such as people not disposing of their rubbish properly.

MD advised that only 9 surveys received in favour of CCTV.

EBC said that although Waltham is relatively peaceful now, this may not last. **VP** added that Waltham is the only local estate without CCTV. **MD** said that funds were available now, but were unlikely to be available in the future.

VP explained that one of the proposed installations would include fixed cameras throughout the estate which would monitor every block entrance and eventually include the lifts.

JW suggested that meetings are set up with the consultants so that installation could be fully explained to residents what was involved and the advantages. It was agreed that this could be discussed further at the next board meeting

MT asked when had the survey gone out. **MD** explained that it was included in the newsletter at the end of August.

LC (speaking on behalf of 6 Goffton) asked whether Waltham residents could receive recycle bags. It is believed that other estates receive these. **AO** said she would contact Lambeth Recycle Unit.

FS said that Addington had lost one of its bins. The block now only has 3, but used to have 4. He advised that the bins are easily damaged by the refuse truck and they take months to replace.

LC asked if there was any update on estate parking. **MD** said that the last meeting which was at the end of September, Lambeth advised that charging for permits would be introduced sometime between September and December. Annual residents permits would be £25 and visitors' permits will be £1.50 per day.

AO advised the meeting that more volunteers were required to help with the football team and other estate activities. We currently have three volunteer trainers. One volunteer donates his time for free, the other 2 are given an allowance of £6 per session to encourage long term commitment. Waltham is also looking for sponsorship. So far, we have received £500 from contractors. **LC** stated that if we are paying trainers, they should not be called volunteers – they should call them assistants or helpers.

LC & SP advised that Tesco vouchers can be exchanged for sports equipment

VP mentioned that Topps Tiles are funding community projects such as football team and also help with community mosaic ideas.

VP added that Waltham wanted to have a funday next year and help was needed to organise the event. It would only involve attending a sub-committee meeting a couple of hours a month at the most

LC suggested that a pack is made up with the details of what events were proposed and what work was required so volunteers can make informed decisions and know what is expected of them

MD ended the meeting inviting residents to have some refreshment and advising that staff would be available if anyone wanted to discuss any concerns.

The meeting closed at 8.15pm