

BLenheim GARDENS RMO NOTICE OF GENERAL MEETING

Thursday 13th July 2017
7.00 – 9.00 P.M.

At
23 Prague Place
Blenheim Gardens Estate, SW2 5ED
(The Community Hub)

AGENDA

- 1. Welcome and Panel Introductions**
- 2. Minutes of previous meeting**
- 3. Matters arising from minutes**
- 4. Action points from previous meeting**
- 5. Decent Homes and Blenheim Gardens Estate – Lambeth Council**
- 6. Resident Involvement Activities for 2017/18 - Christian Johnson, CEF Lyncx**
- 7. Morley College – Free Training Courses - Michael Turkheim**
- 8. Performance report – For Information**
- 9. Any other general business**

ALL RESIDENTS WELCOME

Refreshments will be provided

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**Blenheim Garden's General Meeting,
Held on 21st February 2017
at 7pm
Venue: The Hub, 23 Prague Place, Blenheim Gardens Estate, London
SW2 5ED**

Attendees

Please refer to attendance sheet.

1 Apologies for absence

DH, Estate Director, is unwell.

2. Previous meeting minutes - 25.10.16

Previous meeting Minutes agreed as accurate.

3. LHS update - Gary Dixon, LBL

3.1 Gary Dixon (GD) introduced himself. GD and DH have been communicating about the defective work, things missed during kitchen and bathroom were done and electrical upgrades. The purchase order number can now be formalized. There have also been negotiations with DH around the RMO's managerial input. This would allow DH to have more control and a better grasp of residents' queries. Mears, Lambeth and DH should be seen as a joint operation. It takes time to get wording right in documentation. In addition, Lambeth desires value for money whilst Mears are a profit making organisation. The dispute with Wates has been resolved. DH had indicated that other properties may require extra work; this will need further discussion.

3.2 GD reiterated his apology for work delay. It is hoped contractors will be on site by next month. Regarding DH's scope of contact there will be joint inspections. In terms of what would occur daily, DH could administer things as he sees fit. However, DH would not be able to agree any extra work. All jobs undertaken by Wates will be revisited. The council is cash strapped and work was already paid for. It must now be ensured that defects are rechargeable to Wates. There is some separate funding for properties that did not have any work. Martin felt it was concerning that extent of defects is unclear.

3.3 EM noted there was need to agree defects from work done by Wates. One resident noted a letter was not sent about corrective work. Wates took radiators off walls, and these no longer work (only recently rectified). GD confirmed that the RMO can carry out emergency work and recharge it to Lambeth. *GD left at 7.15pm.*

4. Friends of Windmill Gardens – an update

4.1 Jean Kerrigan - Chair of FOWG - introduced herself. Jean thanked all for tonight's meeting invite. There is good partnership between FOWG and BGRMO. FOWG was established in 2003. Its aims include windmill restoration and opening it to the public, enhancing the park by creating a green oasis and having an educational community

building. A grant was received to establish educational workshops for children and young people. At present the 'stay and play' building is shared, and this is not ideal.

4.2 Jean circulated this year's events program to all. This year's May festival will move and merge with the Harvest festival. There will also be a Halloween event, father Christmas day and five-a-side football (latter is joint with BGRMO). The educational building must be maximized this year. It is hoped BGRMO residents will utilise the premises. Building work will hopefully start in April.

Some benefits of the structure include toilets for park users. There may be a pop-up café but this depends on numbers of volunteers. The building itself could be hired; community and local groups will pay different rates.

4.3 The windmill now produces flour (Jean displayed a bag). Sean (also in attendance) leads on the milling and flour change be purchased in several Brixton outlets. The grain was obtained from North London and several bread makers have sang its praises! Plan is to have a teaching kitchen in the educational building. Jean noted volunteer support is needed to ensure things are successful. Some hedges were planted to improve the park's aesthetics. Fundraising efforts continue. FOWG is particularly interested in training young people as tour guides and millers. Jean clarified that the educational building will sit between the mill and playground. There will not be any intrusion onto the play ground: it is long and thin in design. There are no parking facilities and this is clearly stated on FOWG's leaflets. It is recommended to have around bike spaces and 5 were installed. People often just walk to the windmill and it seems to be in a few guide books. Jean thanked all at BGRMO for their support.

5. NFTMO good governance kite-mark

Nick Reynolds, NFTMO Chair, introduced himself and recalled hearing fantastic things about BGRMO. Good governance kite-marks are only issued to well-run TMOs. A meeting was held with DH, EM and a few Board members. The assessment process involved checking various aspects in relation to managing and service delivery. The organisation was found to be open and transparent to its residents. A huge congratulation is extended to all.

6. CEF Lynx

Apologies from Christian Johnson (Executive Director).

7. RMO annual budget 2017/2018

EM noted that the paper circulated is mainly for information. There was some improvement on pension liability element.

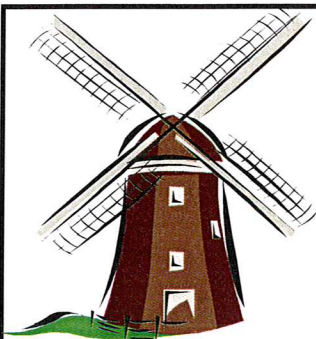
8. Performance report

All of the indicators are at or above target, except for 'service charge collection'. Shortfall in service charge collection is being addressed.

9. Any Other Business

DH is away. Cover will need to be discussed if this is a long period of absence.

Meeting closed at 7.45 pm



Blenheim Gardens Resident Management Organisation LTD

Attendance sheet for Annual General Meeting held on: 21.2.17

Name:	Address:
BARRY ROWLAND	69 Prague
S champion	49 CLANVILLE
Abelstein	21 Ramilles
DIANA THOMPSON	71 PRAGUE
SHAWN WILSON	FONG
JIAN KERRIGAN	11
NICK RAYMONDS	NFTM C
M. S. Lawrence	112. Stanville
BRADLEY	Birmingham
ANNE JONES	84 RAMILLES CLO.
GARRY DICKSON	L AMETH COUNCIL
MARTIN CHERRY	7 RAMILLES CLOSE
Sally Hill	72 Prague Place
MAURINE CHAMPIN	63 Prague Place
ANTON MANICKAM	15 Ramilles Close
Jacob Parakkil	54 Ramilles Close
SHANDAN SIMMS	103 RAMILLES CLOSE
SANDRA ELIZABETH SIMMS	8 Stanville Road
Glen White	CEF LYNEX
G Johnson	Minute taker -
Mandy Feta -	109 RAMILLES CLO.
E MAGUIRE	

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