

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
TENANT MANAGEMENT ORGANISATION**

TMO Board

Meeting held on 8 December 2005

Present: Ms J. Rawlings, Chelsea Area Board Member (Chair)
Mr M. Beverley, Borough wide Board Member
Mrs A. Braithwaite, Kensal Area Board Member
Mrs S. Collet, Borough wide Board Member
Mr A. Erickson, Borough wide Board Member
Mr F. Flemming, Portobello Area Board Member
Mr S. Flood, North Kensington Area Board Member
Mrs J. Lamb, Brompton Area Board Member
Mr R. Nasir, Borough wide Board Member
Mr T. Rice, Chelsea West Area Board Member
Mr P. Okali, Appointed Board Member
Ms S. Parsons, Appointed Board Member
Ms N. Riordain, Appointed Board Member
Dr E. Arkas, Lancaster West EMB (Observer)

In Attendance: Mr G. Perry, Chief Executive
Mr D. Bird, Company Secretary
Mr R. McCarthy, Neighbourhood Director (North)
Mr I. Twyford, Director of Housing Management
Ms J. Clifton, Secretary to the Board

Apologies: Ms S. Murphy, OBE, Notting Hill Area Board Member
Councillor J. Cox, Council appointed Board Member
Councillor M. Lasharie, Council appointed Board Member
Councillor D. Lindsay, Council appointed Board Member
Councillor S. Redman, Council appointed Board Member
Mr I. Doolittle, Appointed Board Member
Ms K. Sulleiman, Appointed Board Member

1. Introduction

On behalf of the Board, the Chair congratulated Rashid Nasir on receiving an Award from the Mayor of London.

On the occasion of Richard McCarthy's last Board meeting before retirement, the Chair thanked him on behalf of the Board for his hard work, and dedication to the TMO.

2. Declarations of interest

There were no declarations of interest.

3. Minutes of meeting held on 3 November

These were agreed and signed as a correct record.

4. Budget monitoring 2005/06

The Chief Executive gave Redmond Lee's apologies for absence to the Board. The surplus on budgets as shown at the end of October was welcomed. Further clarification was given on the reduction in income in para 5.1, which was due to reduced leaseholder income caused by delays in the capital programme, in particular the scheme at Elm Park Gardens. Further details could be provided by Redmond Lee. A recent application for enfranchisement had been received from a block at Elm Park Gardens, which may result in the leaseholders having to be consulted again on the costs of the heating scheme as costs would increase for the remaining leaseholders. A further briefing would be brought back to Board on this application for enfranchisement.

It was queried whether clear targets had been set for dealing with the forecast budget deficit. The Chief Executive confirmed that clear targets had been set for each year, and would be reviewed in line with anticipated budget reductions up to 2011 at the January Board. The TMO's cash flow position was linked to billing for works rather than income recovery. The delay on Elm Park Gardens works would impact on the HRA business plan, but would not affect the company's cash flow or accounts. Confirmation was given that HRA business planning would take into account the anticipated budget deficit and the revised stock investment programme. **The Board noted the contents of the report.**

5. Heating and Hot Water Charges - Council Key Decision Report

It was proposed with reference to recommendation 1.5 inviting the Council to make a provision to alleviate hardship, and for the TMO to match the contribution, that this be done through the TMO Charitable Trust, which was funded by TMO company budgets. The TMO had no ownership of trust funds, but an application could be made to the trustees. It was also proposed that the Council be advised of this approach, as they might want to contribute to the hardship fund. Clarification was requested on whether the key decision report recommended funding from the HRA or the General Fund. Board members supported the proposal on condition that the Council's contribution came from the General Fund rather than the HRA, and it was also proposed that an approach be made to a charity that had a process for dealing with hardship applications.

The following amendments were made to the recommendations:

1. an application be made for £7,000 to be funded by the Charitable Trust, and if unsuccessful, the remaining match funding would come from the company accounts in line with minimising tax liability
2. the Council's contribution to come from the General Fund rather than the HRA
3. an existing charity to be approached for assistance in processing hardship applications i.e. Campden Charities.

The Board would be advised if the Council decided that their contribution should come from the HRA rather than the General Fund. Confirmation was given that the change to the recommendations would not impact on long term plans to wind up the TMO Charitable Trust, which could not be influenced by the Board. However, an application could be made for the donation of money to assist those in hardship due to increases in the heating and hot water charges. **The Board agreed to the recommendations contained in the report with the additional recommendations outlined above in (1) – (3).**

6. ALMO Support Network

The ODPM had developed proposals for an ALMO support framework to help ALMOs achieve a minimum of two stars in their inspections. Support was already provided but some three star ALMOs had started charging for their services. Guidelines had now been given on what services ALMOs could expect to be provided free of charge, and what services could be charged for. **The Board agreed the proposals outlined in para 8.2.**

7. Extending anti-social behaviour order powers to ALMOs and TMOs

The ODPM were consulting on proposals to enable local authorities to contract out their Anti-Social Behaviour Order (ASBO) functions to organisations managing their housing stock. The proposal was welcomed although the Council still had to decide to delegate these powers to the TMO. An amendment would be made to the recommendation so the TMO could ask the Council whether they supported the delegation of these powers to the TMO.

Para 4.2 proposed that a joint reply to the government's proposals be made by the TMO and the Council as there had been no opportunity to date to discuss the proposals with the Council. However as the closing date for the consultation was 1 February, there was sufficient time to consult with them. Consultation would be carried out with Legal Services and Graham Taylor, Community Safety. Gerald Wild, Chief Housing Officer, had already indicated his support for the proposals. It was not anticipated that there would be any opposition from the Council on the proposals, as during the last 6/7 years since ASBOs had been introduced, there had only been one occasion when no consensus had been reached on a case. Although the proposals were welcomed, the TMO would still require support from other agencies, and ASBOs would remain an expensive option for dealing with anti-social behaviour. **The Board agreed the recommendations contained in the report.**

8. The 2005 Annual General Meeting

The Board thought that this year's AGM had gone very well, and congratulated the staff. Some members expressed concern with the gradual decline in the number of members attending the AGM, but the lack of interest could also indicate members' satisfaction with the TMO. It was suggested that the AGM be moved from November when members felt less inclined to go out in the evening. However, the timing of the AGM was constrained by the production of the company accounts, but consideration could be given to the time of day that the meeting was held. Others thought attracting 140 plus members to the AGM was a success, and that the Board should be proud of this. The Chief Executive proposed that Board members ask their residents associations what could be done to encourage more people to attend the AGM. Further consideration would also be given to the programme. **The Board noted the contents of the report.**

9. Kensington and Chelsea Partnership

Congratulations were given to Juliet Rawlings for being invited to join the Kensington and Chelsea Partnership Steering Group. Clarification was sought on whether the invitation had been extended to the chair in her private capacity or as TMO Chair. A personal invitation had been given to Juliet Rawlings as a resident representative to take over from Doris Besant, MBE, rather than a TMO representative, but further clarification was proposed on this point. **The Board endorsed Juliet Rawlings' membership of the Kensington and Chelsea Partnership Steering Group.**

10. Payment of Board members

The Board was asked to confirm its previous decision not to make payments to Board members, but payments for out of pocket expenses would increase in line with inflation in April 2006. The Chief Executive proposed that a review of Board member expenses be included in the service plan for 2006/07. **The Board agreed the recommendations contained in the report, and that there be a review of the scheme for expenses in autumn 2006.**

11. Board Calendar 2006

The Board noted dates for meetings in 2006, and that the Neighbourhood Conferences in April would be moved to the first week in May because of the timing of Easter. It was noted that the TCC had been renamed the Tenant Advisory Group (TAG) by the Council.

12. Any other business

12.1 Board dinner - the Board's New Year dinner would be held on Thursday, 16 February, after the move to Charles House, and the Audit and Performance Review Committee on that evening would be re-scheduled.

12.2 Letter of thanks to Police - Aisha Braithwaite would liaise with David Bird, Company Secretary, on writing a letter of thanks to PC Tibbles, who had now moved to a new job after doing a lot of good work with young people on Lancaster West Estate.

13. Date of next meeting

The next meeting would be held on Thursday, 12 January 2006.

CE/JDC
29.12.05