



Perronet House & Princess St Residents Association

Committee Meeting

Attendees:

Chair - Richard R (RR)

Vice Chair - Freida T (FT)

Treasurer - Jane L (JL)

Secretary - Andy B (AB)

Attendees :

Jo P (JP) Christina C (CC) Lyla R (LR)

Guests: Lee Page (LP) Southwark Council

Meeting Created: 16 February 2016 at 19:02

PH TRA becoming TMO & Joining LM JMB

[LP] introduced us to the right to manage our services, based on 1994 legislation, by setting up a company to do so.

The criteria we would need to follow to become a TMO we would first have to prove we are competent to run a TMO although the council themselves do not need to prove they are competent to manage our services.

It usually takes 3 years to get through process even though the procedures are standardized based on the 1995 housing act to devolve responsibility to residents.

We could set up a TMO where we pick and choose the services that we manage with a budget set by the council.

We could join an existing TMO rather than set up our own as they already have every thing in place but this would give us less control as a TRA

We could have a five year test period with a limited amount of management before taking the plunge.

In either case we would need to consult with residents before this could happen.

Southwark currently have 4300 homes within fifteen TMO's and are considered to be a council that are leading the way with TMO management.

TMO's generally deliver a better service than the council

If we took the five year option the council would require a ballot of the tenants every five year to see if they we still keen for the TMO to continue managing and that as it would be difficult to disentangle the finances of Perronet house from long term plans of the council they would give us an allowance. so entering into an agreement with JMB would need to be a more long term commitment which might put some residents off the idea.

[RR] asked how it would the different options would work in the first five years .

[LP] explained that with the five year option we would be given an allowance from southwark to manage our services, which if we decided it was not working we could then go back to council management.

[RR] summed up the options being,
we become a TMO with an allowance
We become a self financing TMO
We join an existing JMB with an allowance
or We fully join a JMB where they take all responsibility for our management

[JL] Asked if Major work would be part of allowance ?

[LP] answered that depending on the option taken it could either be managed and procured by southwark, managed by us and procured by southwark or managed and procured by TMO/JMB there is no sink fund for major works.

[JL] asked how would major works be funded if we joined JMB

[LP] replied that JMB has 30 year investment plan but do not have the funds spare for additional unexpected work.

[RR] Informed us that JMB have requested the stock report survey to assess the risk of us joining. We have been told there are no major works due for the next ten years. apart from th boiler and intercom which are imminent, Which adds to the confidence of the JMB

[CC] reminded us that T brown contract is quite high which is needed for budgeting

[RR] informed us that JMB have this information and as they employ their own inspector they can get the best value out of T Brown or OCO who now have the contract.

They JMB are interested and keen to proceed based on the 2013 stock report.

What do we need to do to move this forward bearing in mind that becoming an Independent TMO might prove to be too much work for the number of residents that are available to put the time in.

Would it be worth becoming part of the JMB or test it for a period [Richard Reynolds] is of the opinion that we should commit fully as this would derive the most benefit from joining an existing JMB

[JL] Suggested that joining a JMB could not be any worse than being managed by Southwark

[RR] pointed out that another benefit is that we would get a replacement resident service officer who currently seems incapable of doing her job.

[JL] asked what were the main objections of tenants to becoming a TMO

[LP] replied that generally people feel a TMO is cliquey and favor their friends that they lack professionalism and appear to be amateurish in the way they manage.

[RR] responded that being part of JMB would minimize this as they have been going for some time

[LP] Agreed that as they are a small group it is easy to find people to hold to account unlike a faceless call centre.

As people live on the estate the attention to detail is better and money is better accounted for.

Bigger is not always better economies of scale do not always work it is often better to be small and use local talent.

[AB] asked if Is there a downside to the test period

[LP] Suggested that it would be difficult to get out from a financial point of view so southwark would prefer to give us an allowance rather than being self financing

[RR] informed us that JMB would not be in favor of this option as they would have to ring-fence our allowance and it would make it difficult to work with us unless we are equal to the other TRA's

[LR] asked if the allowance included the 10 per cent management fee that southwark charge

[LP] Answered that it did not

[RR] was of the opinion that the 10 per cent admin fee leaves the system open to abuse by acting as an incentive to increase costs. If they are negligent or repair and maintain the services badly and end up spending more money then they are rewarded by an increased admin fee, so they are charging us for their own incompetence. so by doing less admin and managing contractors badly you are getting a higher admin fee.

[JL] Asked how we should proceed

[LP] Replied that Southwark need to calculate the cost and benefit of another block becoming self financing as the next part of the process.

[JL] asked What percentage of southwark housing stock is TMO and what impact does this have on Southwark

[LP] informed us that the impact is positive due to the level of satisfaction with tenants

[RR] asked for a consensus within the committee Is to join JMB in order to raise a motion at AGM

[LP] advised us that passing a motion at the AGM would be the first step to get things started

[RR] Asked if we should consult with residents before AGM and if so how

[LP] suggested that we inform residents that we will be having a vote to explore joining

[RR] Said he would ask JMB to help create a brochure

ACTION	
create a brochure with JMB and letter to residents	RR

[FT] suggested Door knocking ?

[LP] Advised that the more conversation the better to explain the process

[JL] suggested that we should include the negative effects of joining in our information to residents

[RR] asked how we would prepare for the next step if there was a positive response at the AGM and Is it ultimately the councils final decision

[LP] replied hat we would need a formal ballot but yes it is the council decision.

[RR] asked if we would we need an majority and wondered if non interest of residents could be taken for consent.

[LP] replied that we would need a minimum fifty per cent turnout

[RR] asked what format the ballot would take

[LP] suggested that it could be online or postal

[JL] asked how absent leaseholders would be included

[LP] replied that If the council has an address they would contact them

[JL] asked who would pay for the ballot

[LP] told us the Council would pay

[RR] was curious as to when the transfer would take place if the vote at the AGM was favorable

[LP] if we had a ballot in june it could be as soon as october

[RR] raised the question of the imminent major works would they just continue as planned ?

[LP] Replied that If they are planned before the transfer then they should just run as is perhaps with an element of tenant management.

[RR] Thanked [LP] for his input.

AGM Planning

[LR] What food do we need for AGM

[RR] Based on 25 people 5 pizzas and some sandwiches £70 budget

ACTION	
Organize food for AGM	LR

Previous Minutes

Minutes agreed and most actions complete apart from those below

ACTION	
liaise with Pest control re pigeon spikes	RR

ACTION	
sump pump follow up	RR

ACTION	
send bouquet	RR

[RR] apologized but the time frame for this action was too short to be practical.

ACTION	
sump pump follow up	RR

ACTION	
ask for ideas re new funding	RR

[RR] In view of no forthcoming ideas we should apply for funding for photos of the building and a coach trip to Portsmouth Gunwarf Quays

ACTION	
look into coach hire	RR

ACTION	
High res Photos of PH from LMA	RR

Intercom Section 20

[RR] Intercom issues, we should respond to the section 20m as a TRA
The tendering process is fraudulent and the cost is too much

ACTION	
write letter responding to section 20	RR

Tea Towel

[FT] Asked if we should we have a photo of winning entry

[RR] agreed that we should have one for the year end at the AGM

Meeting ended 20:41