

General Meeting

Tuesday 9th April 2024

In person at 249 Lewisham Way, SE4 1XF at
7.00pm

Open Minutes

Present in Person: SL– Chair (CM), SS- Vice Chair (CM) MM -Treasurer (CM), SJ- Secretary (CM), SF (CM), LW (CM) PB, LM, BF-P, IRJ-T, GE, BK, NM, CM, EH, BH, RG, IB-A, DD, AH and MA

In Attendance in Person: MC - (Manager), SJ - (Finance Manager), LB - (Housing Officer) GO - (Surveyor), SKU - (Administrator and Minutes)

Agenda Item		Action approval Decision
1.	<p>SL greeted everyone in attendance and introduced RG and NM, the two new perspective members who successfully completed the application process. SL introduced the committee members to the perspective members, stating that the meetings are held every 6 weeks, and this particular meeting was a general one where all Co-op members have a vote. They were informed they could ask questions as prospective members.</p> <p>Apologies were received from BC, HL, ED, JH, SB, MP, FJ, JC, OA, MF, TG, NA, RB, BR, XP and HS</p>	
2.	Declaration of Interest- None	
3.	Approve Minutes of 5th December 2023 General Meeting-	

	Approved apart from SG's name spelt incorrectly and to add LO as a committee member.	
4.	Matters arising from previous minutes- None	
5.	Action Point Updates-	
13.09.22	MC has not got anywhere with Lewisham council and the allotments but is still pursuing them. For those who are not aware SL explained that we are trying to purchase the allotments from Lewisham Council. He also noted that we are mortgage free and do not have a mortgage on any of the properties.	
13.09.22	GO still working on the 5 year plan.	
06.12.22	XP has set up a gardening club and she is there every Wednesday between 10-12pm for anybody who is interested in joining. XP is happy for her mobile number to be disclosed. For those who don't know where the allotments are MC explained that they are on Friendly Street, next to the end of our houses, just before you cross over the railway bridges. There is a gate which is locked, and you will need to contact MC for the number to get in. MC explained what happens with the action list for the benefit of the new members. In order to keep a track of what transpires, the actions are closed in one meeting and then removed from the subsequent one.	
24.10.23	6 actions from the Away Day: Action 1: closed- We have made changes to our interviews for new members to gain an insight into the likelihood of them coming to meetings once they have been housed. Action 2: The risk map hasn't been looked at. A special working group will need to be set up to sit and look at risk map again. Action 3: Members had an aspiration to set up a befriending service which is over to members to do.	

	<p>Action 5: We are in the process of doing a Census which we haven't finished.</p> <p>Action 6: We have yet to review our rules this hasn't been done as we have been organising the 50th event. Again, we will need to set up a special working group to review our rules.</p>	
24.10.23	Regarding the celebration, we have held several meetings. We just need a few more members to volunteer to help on the day. We will not be holding open meetings going forward. Instead, the next meeting will be with members that have volunteered to help.	
16.01.24	MC clarified a few things with Father Michael including the hiring of the hall. We have put a deposit on this.	
24.10.23	GO explained that there are not alternatives to sound proofing to limit sound transference within the properties. Sound proofing is not affordable on average costs 12-20k a room.	
16.01.24	GO provided an update on building on the garden. The last email he received from the consultant was that they were in the process of putting together the first draft which they will run pass us before submitting to the authorities at Lewisham. GO is waiting the first draft.	
27.02.24	SKU provided quotes for coach for Voice Group.	
27.02.24.10	The website now features a search engine.	
27.02.24	For information our next policy group meeting is scheduled for 30 th April 2024.	
6.	<p>Approve budget agreed at the Management Committee Meeting 27th February 2024-</p> <p>Copies of the budget for next year were circulated for all to read.</p>	

	<p>SL asked if anyone opposed or wished to abstain for voting on the budget. The budget was approved unanimously.</p>	
<p>7.</p>	<p>Report back from the Voice Group-</p> <p>LM fed back for the Voice Group. They had their coffee afternoon on Saturday their first one in Muffin Break in Lewisham. They had a good turn out as 8 members turned up. As this was a real success, they plan to go back to Muffin Break as it is more central and easier for people to get to.</p> <p>The summer trip has been booked for the 19th August to Little Hampton. It was decided that getting a 35 seater is a better option as it is hard to fill 35 spaces. Ticket prices will be £10 for adults and £5 for children.</p> <p>Voice Group members are dwindling at the start they had 4-5 members attending meetings and now it's 2 or 3. At the moment LM and BR are the only Voice Group members attending meetings.</p> <p>SG has volunteered to produce Voice Group newsletters and AJ's daughter has agreed to do some training.</p> <p>LM is inviting members to join the Voice Group. They meet once a month on Zoom and alternate between holding the meeting on a Sunday afternoon and Tuesday evening.</p> <p>LM not sure when their next meeting will be. She will inform everyone once she knows.</p>	
<p>8.</p>	<p>Manager's Report-</p> <p>MC is going to meet with the 999 Club in Deptford as they are looking for a partner to develop 6 units on their site.</p> <p>The 999 Club primarily work with vulnerable people with DV, Mental health and homelessness.</p>	

We haven't heard from Hexagon regarding rent rise, but they will probably go with the 7% rent rise.

CM asked about Tenancy Audits. MC clarified that the Census is different from tenancy checks. Under the new consumer standards, the regulator wants us to have more information about our tenants. For the purpose of providing appropriate services and planning events that cater to various age groups. The Voice Group could do with knowing the number of children, how many people over 60 or 70 etc that reside in our properties, so they can tailor their events.

If we get information about tenants or properties. We investigate but never divulge where we got the information from. It never comes to the MANCOM meeting. Lewisham local authority has a fraud team who we can refer to, Lewisham also refers possible fraud to us where this has been reported to them.

The Housing Ombudsman is looking for residents to sit on their panel so if anyone is interested the closing date is the 30th April 2024.

MC has put some information in the meeting pack about the Consumer Standards for all to read which we need to adhere to as of last week.

Housing Officers Report-

LB wanted confirmation on Brockley rent rise SL confirmed that it will be 4%.

MC explained that anyone who has transferred and signed up to a new tenancy cannot have a rent rise for a year. They should notify us if they receive a letter informing them of a rent increase.

Maintenance Report-

On the maintenance side of things by the end of the year all Brockley properties will be double glazed. We shall focus on then at the insulation program GO has started part of it already.

	<p>CM inquired about the latest eviction – related court case. The judge gave the tenant one more chance, but we can ask for a warrant of eviction if one payment is missed.</p> <p>On another property we are waiting for the bailiffs but have already got the eviction.</p> <p>We are putting charging orders on 2 properties. If they sell their property, they have to give us the money and it will have compounded interest too.</p>	
<p>9</p>	<p>BTC Jubilee updates-</p> <p>The hall is booked, we have a bouncy castle and an assault course both of which is suitable for adults and children. We have a big Jenga, connect 4, popcorn machine, face painters. We plan on ordering goody bags soon.</p> <p>We plan to purchase the biggest time capsule available and make that an event in itself.</p> <p>Many thanks to SF's brother, we gave us mates rates for two security guards.</p> <p>MF and her husband have offered to deliver a workshop for children to make door numbers and make giant bubbles.</p> <p>Eight committee members have volunteered so far but we do need a few more. We want enough people so nobody gets stuck somewhere and not be able to enjoy the bouncy castle, food etc. we need volunteers to do constant litter pick, directing people to first aiders etc.</p> <p>We have two first aiders: LB has completed her first aid training and MC will be doing her refresher in a couple of weeks' time.</p> <p>The bar is not going to be free for all but managed to prevent people from helping themselves.</p> <p>SL delighted with the 50th logo a copy of the logo was circulated at the meeting for all to see. The logo will be</p>	

printed on the volunteer T-Shirts, so they can be easily identified.

We need to conduct a risk assessment and MC would like to do that once she gets a small group together.

Jerk Garden has been booked for the formal meal after the AGM.

The company Sharon J found for the BBQ is unfortunately booked. Since there will be children at the event we need the BBQ food to be child friendly and inclusive to include burgers, sausages and vegan food. We need to bear this in mind whoever we choose to do the BBQ.

The DJ has been booked and S James is meeting him on Friday to discuss our music preferences.

We have quotes for the insurance.

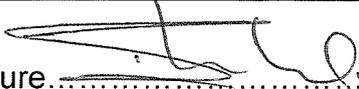
LM explained that part of the Jubilee celebrations is the photographic project which she hopes will become an exhibition. LM, PB and Jayden have visited 13-14 members so far. It has been a privilege speaking to people with lots of beautiful comments, and the overwhelming sentiment expressed by all of them is gratitude for what BTC has done for them.

SL commended the meeting he had with Andy Vincent regarding a kitchen in a void property and said that these are the kind of relationships we need to forge despite the fact we have had lot of bad experiences with Hexagon.

So far, we have invitations for the Mayor, Councillors, office cleaner, accountant, Contractors, IT Contractor, Adrian from Two Tics, Ray and William. Former manager Lindsay Mortimor has said she would love to come. Brian Hughes who was our Hexagon contact is now retired will be invited along with Linda Wallace.

MC encouraged members to send her names and contacts of anyone they think we should be inviting

10	AOB- none	
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Signature  Date 12/12/2024