



'OPEN' Management Committee Meeting

held on

Tuesday 22nd May 2018

at

249 Lewisham Way

at 7.30pm

MEMBERS PRESENT:

(SL, Chair), (BH, Treasurer), (MM, Secretary) (EH), (KS), (ED), (AS, Vice Chair), (SS), (COD), Lily May (LM) (IB-A), (DR), (FJ), (KB), (JR), (DT), (ML) and (CL).

PROSPECTIVE MEMBERS:

(AL W-K), Leon Odiete (LO).

STAFF PRESENT: Jennifer Dyal (JD, Housing Income Officer), Sam Carrizales (SC, Finance Officer), Lenesa Browne (LB, Administrator).

CHAIR: (SL)

MINUTE TAKER: Lenesa Browne (LB)

ITEM NO	MINUTES TAKEN	ACTION BY
1.	Welcome & Apologies: - SL welcomed Members to the Management Committee Meeting. Chair asked all Members to introduce themselves on the suggestion of KS.	
1a.	Apologies - Received from: Juliana Martin, Sarah Tibbatts, Adele Brereton, Chris Leadbitter, Harold Louison, Mike Stone, Syliva Kreuzter and Elevenia Reid.	
1b.	Attendance Sign in / Records reminder – Chair SL reminded all those who have not yet signed in to sign the attendance record book.	
1c.	Declaration(s) of Interest – None.	
2.	Minutes of the Management Committee Meeting on 24th April 2018 SL enquired if there were any corrections from April's Management Committee Meeting of Minutes MM confirmed there were no questions regarding the minutes. Query was raised re. clarification for the lease of 184 Drakefell Road. SL responded and confirmed it is a 10-year lease and will be rented out at Market rent to recover the cost of purchasing the property. SC confirmed there were no changes to the minutes.	
2a.	Matters Arising; - Chair None.	
3.	General Needs and Income Housing Officers Combined with Maintenance Report– JD.	

	<p>JD reported on behalf of Jerome Clarke (JC, Surveyor/Maintenance Officer), Update given on maintenance issues and voids (report submitted).</p> <p>JD provided an overall summary on income and arrears of tenants. Many of the high arrears are reducing with agreements in place with tenants. Notices or Live Court Orders are in place and there are 95 rent accounts with either a zero balance or in credit. Continued advice and support is being offered to Members on Housing Benefit, Council Tax and any financial difficulties they are experiencing.</p> <p>'Open Walk in Surgeries' are available to assist anyone who may need help with their application forms for Universal Credit, other welfare benefit entitlements, CV support or interview skills advice. If help cannot be offered directly Members are sign-posted to relevant support services.</p> <p>MM questioned the third paragraph of the UC information print-out relating to a third child limiting a claim.</p> <p>JD advised that from 1st February 2019, families with more than two children who make new claims for Universal Credit will no longer be directed to Child Tax Credit. The two-child limit will apply to these families. This ruling will also apply to families with a third child born after April 2017.</p>	
4.	<p>A.O.B – Chair</p> <p>SL reported the managerial changes which have taken place, with Lindsay Mortimer leaving and Gina Betteridge starting as the new Brockley Tenants' Manager.</p> <p>SL confirmed the Co-op's new agency Surveyor is Jerome Clarke. The Chair expressed his happiness and satisfaction with JCs' performance during this brief commencement period, and this view has been reiterated by Tenant Members and contractors.</p> <p>SL continues with the specification of 184 Drakefell Road where the void property process is taking place.</p> <p>SC reminded Tenant Members of the Co-op's new bank details.</p> <p>IB asked which bank is currently providing our services</p> <p>SC stated we are now banking with Lloyds bank.</p> <p>AS enquired whether it will be easier to online bank with Lloyds</p> <p>SC confirmed yes.</p>	
5.	A.O.B – None.	
	Next Open Management Committee Meeting Tuesday 19th June 2018 at 7:30p.m.	

This concluded the "OPEN" part of the Management Committee meeting at 8.10 p.m.

With ten minutes refreshment time before the 'CLOSED' Part of the Management Committee Meeting.

Signed: Chair Date: 19/6/18

Print NameS. Lambert.....