

Homes for Islington

TMO/TMC Review group held at
The Town Hall on 12th January 2006

TMO/TMC's	Ray Yates (RY)	Gambier TMO
	Trish Hayes (TH)	Charteris Co-op
	Shirley LeFevre (SL)	Pleydell TMO
	Terry LeFevre (TL)	Pleydell TMO
	Mary Selormey (MS)	Pleydell TMO
	Dave Frankel (DF)	Harry Weston Co-op
	Jim Stuchbury (JS)	Harry Weston Co-op
	John Bevan (JB)	Holbrook Co-op
	Eileen Sanchez (ES)	Holbrook Co-op
	Bernadette Tibbs (BT)	Arch Elm Co-op
	Annette Parfitt (AF)	Arch Elm Co-op
	Richard Smith (RS)	Halfmoon Crescent Co-op
	Gabriel Griesbach (GG)	Grimaldi Co-op
	Lorraine Constantinou (LC)	Holbrook Co-op
	Brenda Windsor (BW)	Holbrook Co-op
	Ian Grigg (IG)	Blackstock TMO
	Lorraine Welland (LW)	Elthorne 1 st
	Chris Jennings (CJ)	Wholenut Co-op
	Tony Fernades (TF)	Redbrick & Quaker Court TMO
	Tanya Daley (TD)	Brunswick TMO
Thomas Cooper (TC)	Spa Green TMO	
Martin Dopp (MD)	Hornsey Lane EMB	
Brian Potter	Pleasant Place	

Homes for Islington Officers

Graham Baugh (GB)	Tenant Management Commissioning Manager
Anthony Jonas (AJ)	Head of Performance and Procurement
Stacey Wright (SW)	Tenant Management Commissioning Officer
Richard Rosser (RR)	HFI Board

1	Apologies	Action
1.1	No apologies were received	
2.	Minutes of meeting of 15th November 2005	
2.1	Agreed that the minutes were true & accurate.	
2.2	Matters arising	
2.2.1	RY asked if the issue of emergency lighting in blocks has been looked into. GB to look into and report back to panel.	GB
2.2.2	BW reported that she has spoken to SK with regards to the paving issue on Holbrook but has not heard an outcome. GB to chase SK.	GB/SK
3	Consultative Panel Reports AJ & GB introduced to the panel the following papers:	
3.1	Rent Review: Feedback from this report: HFI charge a considerably higher amount for	

	garages than other LA's. RS proposed HFI carry out an audit of vacant garages/bays in the borough. Concerns with increase in concierge/security systems that have recently been installed as part of MW projects.	
3.2	Leaseholder Association Recognition: BP reported back that the leaseholder's forum rejected these proposals. TC felt that this will divide tenants & leaseholders and also expressed concerns where TMO's will not feedback the Leaseholders needs.	
3.3	Diversity Monitoring Exercise: GB informed TMO/C's that this exercise would have an impact on their organisations.	
3.4	Learning from complaints: GB informed the panel that HFI would be monitoring how TMO/C's manage complaints within their organisations. AJ willing to answer questions or queries on any other papers. None received.	
4	<u>TMO/C Training Report</u> GB fed back to the meeting the positive feedback received on the recent 'New MMA' training event in Dec and thanked Glyn Robbins for the organisation of this successful event. The planned topic for the next event scheduled in March will be ' Leaseholders Service Charges '. This training event will help prevent TMO/C's & HFI being involved in Leasehold Valuation Tribunals (LVT's) by recording & charging expenses correctly. A date will be set shortly.	
5	<u>Monitoring Review Update</u> GB reported that TSG will attend monitoring meetings with Commissioning Officers to sort out any problems the TMO/C might be experiencing with the Citrix servers. The monthly database has been modified and will be installed on PC's once TSG has sorted problems.	
6	<u>Progress report on developing TMO's</u> Pleasant Place: GB has requested Pleasant Place to supply supporting info to confirm the on-going training, but to date this has not been received.	
7 7.1	<u>Homestead Co-operatives</u> Merger Option: 3 of the Co-op's have held the first of 2 General Meetings required to agree to amalgamate with Grimaldi and a second meeting is required at least two weeks after the first. Grimaldi are due to hold the one meeting required of them to accept the amalgamation this evening. All 4 will need to meet to complete the various swearings and signings prior to submission to the FSA. The amalgamated co-op will then be eligible to sign up to the new MMA. GG stated that Grimaldi are still awaiting documents requested from GB on the 29/11/05, in relation to the financial info of the other Co-op's, and feel that Grimaldi cannot make a decision without this info. GB refuted this and pointed out that the majority of members of the Grimaldi Co-op would be taking the required decision on the basis of information already provided. Nothing further is required, but if the co-op requested further information, this would be provided.	

	<p>Freehold Buyout Option: HFI is waiting for Samovar to find out if the remaining tenant is going to exercise the Right To Buy. If he is, then the freeholds of the Samovar houses can be sold. If he is not then the co-op will need to either merge with the other homesteads or hand management to HFI.</p> <p>Stock transfer option: Formal negotiations to take place on 28/1/06 on the terms of transfer for New Roof Co-op. There is nothing further to report on transfer of Moonshine properties.</p>	
8	<u>TMC Management Agreement</u>	
8.1	2005 Modular Management Agreement: HFI have set deadline of 18 months - March 2007 - for TMC's to sign up to the new Modular Management Agreement (MMA). DF stated AITMO would like to extend to 2 years. RS requested GB write to AITMO setting out pro's & con's of both new MMA & voluntary route. A date will be set shortly for meeting to set up timetable and AJ & GB to take lead role in negotiations.	GB
8.2	On the interim agreement for TMC's, GB apologised for delay in supplying the new allowance figures and will forward to Co-op's immediately. GB has sent changes to the agreement proposed by ODPM to legal dept & will forward the revised agreement to co-op's once agreed with Legal Services.	GB
8.3	DF stated that the Co-op's have not received an increase in allowances for 5 years and are seeking legal advice on applying for back pay.	
9	<u>Review of Terms of Reference</u> GB proposed that a small working party be formed to review these terms. RS suggested this be incorporated into the Governance Working party. RY agreed and this will be set as the first item on the agenda.	
10	<u>Open Forum</u>	
10.1	<ul style="list-style-type: none"> LW reported back on recycling problems on Arch Elm and has reported to Steve Sorrill. No co-op's were approached or consulted with regard to new recycling arrangements. 	
10.2	<ul style="list-style-type: none"> RY questioned who is responsible for a void to make the Decent Homes Standard. GB stated if the void is valued above the TMO's funded limit then HFI will carry out works. RY reported that Gambier has had 10 voids within a year and only 2 have been let within timescale. 	
10.3	<ul style="list-style-type: none"> TD asked who is responsible for the Decoration Allowance on a Major Works void. GB to clarify. 	GB
10.4	<ul style="list-style-type: none"> DF stated that AITMO are proposing that co-ops pay no more than 2 weeks rent loss on void properties let under CBL. GB pointed out that he and DF would be having a meeting with Sean McLaughlin on this issue on 18/1/06. 	
10.5	<ul style="list-style-type: none"> TD asked about the 'Local Lettings scheme'. GB reported that Peter Sutton has been meeting with allocations and this will be introduced shortly. 	
10.6	<ul style="list-style-type: none"> TF informed the group that Quaker Court were unable to have lumber cleared due to a change in ICSL's practices. GB advised 	

	that this be reported to the AHO's.	
11	<u>Any other business</u> None	
12	<u>Date of next meeting</u> Thursday, 16 th March at 7:00 for 7:30pm at the Town Hall.	