



Brockley Tenants' Co-operative Ltd

MINUTES OF THE

“OPEN” MANAGEMENT COMMITTEE MEETING

Held at 249 Lewisham Way

On

TUESDAY 11th APRIL 2017 at 7-30pm.

Members Present:-

MANAGEMENT COMMITTEE: Selvin Lambert (SL, Chair), Maggie Martin (MM, Secretary), Barry Hunt (BH, Treasurer), Alan Smith (AS, Deputy Chair), Eileen Hunt (EH), Kehinde Sunmola (KS), Fritha Jenkins (FJ), Juliana Martin (JM) and Lorraine Byrne (LB).

NON-MANAGEMENT MEMBERS:- Olajumoka Adejimola (OA).

PROSPECTIVE MEMBERS:- Emma Baigent (EB), Joshua McGibbon (JM), Darren Taylor (DT) and Cassius Rayner (CR).

STAFF:- Lindsay Mortimer (LM Manager BTC) and Lenesa Browne (LB, Administrator).

MINUTE TAKER:- Eileen Hunt.

AGENDA ITEM	MINUTES TAKEN	ACTION
1.	Welcomed:- SL welcomed everyone to the meeting.	
1a.	APOLOGIES:- Gerry Chambers, Sharon Smith and Sarah Tibbatts. Members were asked for declaration of interests. There were none.	
1b.	Members were reminded to sign the attendance book.	
2.	Minutes of the open Management committee meeting of 10th January 2017. These were reviewed with no amendments and signed as a true and accurate record by the Chair.	
2a	MATTERS ARISING:- None	
3.	Minutes of the HM&M meeting of 7th February 2017:- These were reviewed with no amendments and signed by Eileen Hunt.	
3a.	MATTERS ARISING:- LM said that all members of other committees had been asked if they would like to join the Man. Com. These were the only reply were from Melanie Pritchard and Sarah Tibbatts who would like to be opted on in the confidential part of this meeting and this will considered on the next Man Com Meeting on 09 th May, 2017.	In Confidential.
4.	MANAGER'S REPORT:- LM gave her report and it was also presented on the overhead projector. She started by saying that the AGM would be held at St. John's Church hall to accommodate all members in a bigger venue. Please note that Kim Nguyen will become a permanent housing officer this month in line with our policies / probation period. Lindsay to date is very pleased with her work and experience. Starting now there will be an open surgery held on every other Thursday in the office between 9 o'clock and 1 o'clock. All members are welcome to come and discuss any problem they may have paying their rent or welcome income or	

	<p>universal benefits, this will be advertised on the BTC website.</p> <p>The level of absentees within staff attendance has been low. We are now on very good terms with Hexagon, thanks to the hard work put in by Lindsay.</p> <p>MM thanked LM for this.</p> <p>SL said that the prospective members should be visited soon so that they could go onto the waiting list. LM said that MM had the papers. Lorraine Byrne, Melaine Pritchard and Eileen Hunt had all volunteered to do visits.</p> <p>The performance targets for repairs were all on target and within the time frame. CP12's were 100% completed. Electrical upgrades were on target. The boiler programme is on target.</p> <p>The rents are on target and Kim is to be thanked for her amazing work on the arrears.</p> <p>Kim has been appointed as a 'Housing Officer' with the Lead for Income Recovery and will progress six months' probation period, progressing there will be running a surgery on a Thursday every other week.</p> <p>As of from: 20th April, 2017.</p> <p>LM was thanked for her hard work and comprehensive report.</p>	
5.	<p>A.O.B:-</p> <p>KS said that members were not attending meetings and the Co-op meetings had become a bit of dictatorship and that members were not allowed to have their say.</p> <p>Unfortunately, these particular members did not want to be Identified and now did they attend the meetings.</p> <p>The Manager responded by asking where these Members at the Co-op Meetings are, 'If members are really concerned they should speak to the management or the office or come to the AGM in July'. LM said that she was disturbed by KS's remarks as she had not heard anything from any Co-op member.</p> <p>MM said that members she had spoken to were very happy with the way the Co-op is now run and she stated that she shares LM's concerns.</p> <p>SL said that members could speak to him and that we do need new people on the committee. It has taken 2 years to get to where we are now and we have the best staff team we have ever had. This was endorsed by members. The Co-op is now being run effectively and efficiently.</p> <p>LM said that she was pleased with the work of the Executive Committee who meeting every 6 weeks. Anyone with any problems should come to the office. We are blessed in this Co-op with many volunteers.</p> <p>EH stated that she was very happy to be part of the Co-op, and now things were now being dealt with in her opinion on a professional manner.</p>	
	<p>This ended the open part of the meeting. Lindsay was thanked and members had a short break where excellent refreshments were offered to them.</p>	
6.	<p>The next meeting will take place on Tuesday 9th May 2017</p>	

Minutes Approved by :- 

Print Name:- Sevin Lambert

Dated:- 9/5/2017