

**THE ROYAL BOROUGH OF KENSINGTON & CHELSEA
TENANT MANAGEMENT ORGANISATION LIMITED**

**RBKC & KCTMO JOINT MANAGEMENT MEETING
Wednesday 01st March 2017 in Room 117, Town Hall**

Present: RBKC

Laura Johnson, Director of Housing
Amanda Johnson, Head of Housing Commissioning
Steve Mellor, Group Finance Manager
Celia Caliskan, General Needs Housing Commissioning Manager
Rob Shaw, Head of Housing Needs
Matin Miah, Head of Housing Regeneration
Amy Vallis, Minute Taker

KCTMO

Robert Black, Chief Executive
Yvonne Birch, Executive Director of People and Performance
Barbara Matthews, Executive Director of Financial Services & ICT
Peter Maddison, Director of Assets & Regeneration
Teresa Brown, Director of Housing
Sinead McQuillan

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| 1. | <p><u>Minutes from previous meeting</u></p> <p>Minutes agreed Celia to arrange MMA meeting Ian Roberts has been appointed Board Member Away day in Nov all went well Confirmed no TCC's anymore Will have 7 vacancies for 2019, need to raise with the board Water – met with Angus last week, bill has gone through, need to agree the level of liability Pay to Stay – will take to Cabinet and Scrutiny over the next 6 months Right to Buy/High Value Voids is back on the agenda</p> | <p>CC</p> <p>SM</p> |
| 2. | <p><u>HRA Business Plan – Bids for Additional funding</u></p> <p>Shortfall in Capital programme going forward PM to put together business case and come back to K&C next month with it Needs to be Capital expenditure Need to decide if Leaseholders will be charged for lifts and windows</p> | <p>PM</p> |

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| | 5yrs plan to be discussed at Asset Management meeting Business plan will go to Cabinet | |
| 3. | <u>Demo of Asset Management Model</u> Presentation shown and discussed in detail Model initially provided by Savills Last year TMO started updating the model Next steps – regular refresh of data, add development factors and embedding GIS PM to send SM slides | PM |
| 4. | <u>RBKC Regeneration Update</u> EW – have had 5 responses from PPQ Will be taking 4 forward to score now Looking to appoint in the summer Silchester – on track to go to Cabinet in September Siddiqua holding drop in sessions every Friday B&T – school separated from Treverton Estate Bought funeral parlour as part of regeneration Will be an uplift of what's there by 200 units There are a very low number of Leaseholders Drop in sessions have gone well JV for Treverton will take 18 months to negotiate Warwick Road – working closely with CP Aiming to be on site for 2021 / 2022 Will be going to Cabinet in May Small Blocks – attending Leader's next week and Cabinet end of March | |
| 5. | <u>Installation of Self-Closing Doors and Annual Inspection</u> Will be a huge cost if want to do this Nobody has an inspection process at present as it's not a legal requirement to have yearly checks Could be an option to include in the fire strategy Need to develop a programme and take to Scrutiny Liability if the doors are broken would be with the TMO Laura agreed to hold off recommending inspections programme at present | |

Next meeting 7th June 2017