

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA TENANT MANAGEMENT ORGANISATION LIMITED

RBKC & KCTMO JOINT MANAGEMENT MEETING Wednesday 2nd December 2015 at 346 Kensington High Street.

Present: RBKC

Amanda Johnson, Head of Housing Commissioning
 Ruth Angel, Head of Strategy and Regeneration, Housing
 Celia Caliskan, General Needs Housing Commissioning Manager
 Amanda Gill,
 Roger Keane, General Needs Housing Commissioner
 Steve Mellor, Group Finance Manager
 Rob Shaw, Head of Housing Options

KCTMO

Robert Black, Chief Executive
 Yvonne Birch, Executive Director of People and Performance
 Sacha Jevans, Executive Director of Operations
 Barbara Matthews, Executive Director of Financial Services & ICT
 Fola Kafidiya-Oke, Company Secretary
 Peter Maddison, Director of Assets & Regeneration
 Teresa Brown, Director of Housing
 Gill Petford, Executive Manager (Note taker)

		Action by
1.	<u>Matters arising from the meeting held on 2nd September 2015</u>	
1.1	<u>MMA</u> - Robert Black acknowledged the amount of work that has gone into the MMA and thanked everyone for this. The TMO Board signed it off on 26 th November.	
1.2	<u>Parking</u> – Yvonne noted that we have a go live date of 18 th January. The new software will start to be used in December so that any problems can be ironed out.	
1.3	<u>Managed Services</u> – Steve Mellor noted that RBKC are supporting the bids for additional resources and these will be going forward tomorrow. All costs will be recharged to BT.	
1.4	<u>Cleaning Contract</u> – Sacha Jevans noted that Cllr Feilding-Mellen has agreed the London Living Wage.	

1.5	<p>It was noted that the date was incorrect on the minutes and it should have read matters arising from the meeting held on 2nd September and not the 3rd.</p> <p>The minutes were agreed as an accurate record of the meeting.</p>	
2.	<p><u>Government Changes</u></p> <p>It was noted that there was very little detail in the Government's consultation paper and going forward RBKC will have to be tactical on any sales in the North & South.</p> <p>Ruth noted that the response from Westminster on Pay to Stay is to keep off intermediate rent. Cllr Feilding-Mellen is not keen on this response.</p> <p>A long term plan for managing the voids at Trellick Tower will be needed. We currently get on average 4/5 a year.</p>	
3.	<p><u>Governance Issue on Estate Management Boards</u></p> <p>The new RA at Lancaster West are doing very well and don't appear to be entertaining Eddie Daffarn and his followers. It has been noted that Eddie Daffarn is trying to put forward a motion of no confidence in the TMO and wants to start a new EMB. The EMB pre dated the TMO and their agreement was signed without legal advice. This along with the fact that they were not transparent in their accounts could work to our advantage as they have £6,000 of debt outstanding.</p> <p>Peter Maddison noted that the Grenfell Compact is not set up as a RA. Cllr Blakeman and Eddie Daffarn are a negative force at Grenfell at present and residents are going to them with problems and not us. Eddie Daffarn's website refers to the new EMB. Going forward we will be supporting the RA and Catherine Dack is currently working with the Chair and Vice Chair to support them. We are going to plan an Estate Day there early next year. There is concern that this unrest will spread to Silchester.</p> <p>Cllr. Blakeman has also presented a petition with 60 signatures about our management at Grenfell and compensation for residents. Amanda Johnson feels that it is a conflict of interest for Cllr. Blakeman as she is a Council Appointed TMO Board Member. Fola Kafidiya-</p>	AJ

	Oke suggested that Amanda Johnson speaks to Laverne about this as it needs to be urgently addressed.	
4.	<u>HRA Business Plan</u> Steve Mellor noted that he hasn't spoken to Laura Johnson about this yet. Steve Mellor asked Peter Maddison to confirm some figures.	PM
5.	<u>Grenfell Tower</u> Concern was raised about the possibility of a new EMB being formed at Grenfell Tower and if they would get a grant, It was agreed that Fola Kafidiya-Oke, Celia Caliskan and Amanda Johnson meet to discuss this.	FK/CC/AJ
6.	<u>TCC</u> Amanda Johnson noted that the next TCC meeting is on 5 th January 2016 and the following is on the agenda: <ul style="list-style-type: none"> • HRA Budget • HRA Business Plan • Regeneration Amanda Johnson noted that not many people attended last time.	
7.	<u>Disposals</u> There are none at present.	
8.	<u>CAS</u> A response has been received from Housing Benefit, the change is not tri-borough and there are no procurement regulations or change to service so this could be claimed as a saving.	
9.	<u>AOB</u> Cuts - Amanda Johnson noted the following: <ul style="list-style-type: none"> • Nicholas Holgate has said that the cuts are not as bad as they thought; they have a similar target for next year. • Two redundancies in Amanda Johnson's team and she is concerned that this will affect front line 	

	<p>services.</p> <p>Fire at Adair Tower – Robert Black noted the following:</p> <ul style="list-style-type: none"> • Great joint working. • Keeping in contact with the families, one family still in a hotel • Housing Benefit accounts set-up • Police Investigation for Arson still ongoing and several people have been arrested. • Tenant of the flat where the fire started is unlikely to face charges and has been temporarily rehoused outside of the borough. • Fire Brigade will be issuing us with two enforcements notices, which will advise that door closures will need to be fitted. • The Fire Brigade are taking a view on the design of the building and Robert has spoken to Laura Johnson about this as it will be a large piece of work with a large cost implication. <p>Peter Maddison advised that he has a new Head of Strategic Investment, Andrew Mcalister starting on Monday and he will buddy up with Amanda Johnson.</p> <p>Right to Buy – Steve Mellor noted that it was good to know figures now and he has made an assumption of 30 this year.</p> <p>Ruth Angel noted that there is money available for studies on sustainable underground drainage.</p> <p>Acklam Road - Celia Caliskan noted that there is an insurance claim debate on whether this should be charged to HRA or general need.</p>	
10.	<p><u>Date of Next Meeting:</u></p> <p>Wednesday 2nd March 2016 at 2pm RBKC, Town Hall Room to be advised</p>	