



Agenda Item 5

KENSINGTON & CHELSEA TENANT MANAGEMENT ORGANISATION LIMITED (the "Company")

Minutes of a **CONFIDENTIAL** meeting of the Board of Directors ("Board") of
the Company
held at 346 Kensington High Street, London, W14 8NS
on the 24th of July 2014 at 6.30pm

PRESENT:

Resident Board Members

Fay Edwards
Tony Annis
Mary Benjamin (MB)
Anne Duru (AD)
Kush Kanodia (KK)
Deborah Price
Brendan Tracey (BT)

Chair

Council- Appointed Board Members

Councillor Judith Blakeman
(CJB)
Councillor Maighread Condon-
Simmonds (CMCS)
Jeff Zitron (JZ)
Peter Molyneux (PM)

(from 7.20pm)

Independent Board Members

Peter Chapman (PC)
Simon Brissenden (SB)
Anthony Preiskel (AP)

APOLOGIES:

Iain Smith

IN ATTENDANCE:

Robert Black
Yvonne Birch

Sacha Jevans

Keith Jenkins
Fola Kafidiya

Clare Lees

Chief Executive
Executive Director of People
and Performance
Executive Director of
Operations
Devonshires Solicitors
Head of Governance &
Company Secretary
Company Secretarial



The attention of the Board was drawn to the fact that the change of status would mean that the ratio of Tenant Board Members to Leaseholder Board Member was 5:3. It was further highlighted that pursuant to Article 15.1 of the Articles of Association of the ration could either be 6:2 or 5:3. As a result, there was no impact on the Board membership structure, by the change of status. However, if there were to be another change of status, from tenant to leaseholder, the board member in question would be required to stand down from the Board.

It was reiterated that the Board would have to decide on the ration to apply between tenant and leaseholder membership, at its next board member elections. This would be subject to the candidates available to fit the slots required.

JZ commented that the Board would need to consider what the right balance would be for the Board. He further commented that it did not seem to be in the Company's best interest to have an immediate vacancy upon the next change of status of a tenant board member and it might be better for the applicable board member to serve until the next round of elections in that year.

KJ explained that it was important that the Board remain consistent but also that tenants and leaseholders were represented.

The Board **RESOLVED THAT:**

- (i) the board membership status for Kush Kanodia be and is hereby agreed to be amended from Tenant Board Member to Leaseholder Board Member;
- (ii) the Company Secretary be and is hereby authorised to amend any records or documentation required to reflect the change of Board membership category of Kush Kanodia.

18. **APPROVAL OF REVISED GRENFELL TOWER REGENERATION SCHEME COST**

PMA presented a report which was an update on the paper considered by the Board on the 27th of March 2014 in relation to the Grenfell Tower refurbishment project works contract. The Board had agreed to award the contract for the refurbishment of Grenfell Tower to Rydon Construction Limited subject to a total scheme cost of £9.7m (inclusive of fees). It had been highlighted at the time that the final price of the contract was possibly going to be above the approved amount, and further approval would be sought from RBKC Cabinet.

PMA informed the Board that the final contract price had now been confirmed at £9.7m which left no room for a contingency for unforeseen costs in the project. As a result, it is being proposed to include a 6% contingency provision thereby increasing the total cost of the refurbishment to £10.3m. The approval of the RBKC Cabinet had been sought and agreed at its meeting on the 19th of June 2014.

BT questioned how a contingency had not included in the first round of estimated costs. PMA confirmed that the original report had confirmed that the contract price requested further clarification. JZ asked whether the increase would result in



Rydon receiving additional money. PMA confirmed that Rydon would not be paid any additional fee above the agreed £9.7m, the increased amount would only be used to cover anything that came up that was unanticipated.

The Board **RESOLVED THAT** a contract with for the refurbishment of Grenfell Tower be and was hereby agreed to be entered into by and between the Company and Rydon Construction Limited at a total scheme cost of £10,300,000 (inclusive of fees).

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Chair