

Iroko Management Committee

Minutes for the meeting of the **4th of June 2009** held in room 2.35 of the James Clark Maxwell Building between 7pm and 9pm.

Those present were:

	Name	Position
MB	Ingrid Babb	Iroko Management Committee
GB	Geoff Brennan	Iroko Management Committee
GH	Guy Hanscombe	Iroko Management Committee
PH	Paul Hutchins	Iroko Management Committee
RM	Richard Mallett	Iroko Management Committee
AOL	Andy O'Loughlin	Iroko Management Committee
PR	Pippa Roberts	Iroko Management Committee
KW	Krissie Wagner	Iroko Management Committee
SA	Sam Atkins	Housing Manager, Coins Street Subsidiaries (CSS)

Apologies were received and accepted from:

IB	Michael Belayneh	Iroko Management Committee
IN	Ian Noonan	Iroko Management Committee

Minutes of the meeting

Minutes	Action
<p>Minutes of Management Committee (MC) meeting of the 7th of May 2009 Minutes were accepted by committee and signed by the Chair.</p>	
<p>Matters Arising. Several items were ongoing and actions had not been completed. These were:</p> <ol style="list-style-type: none"> 1) Letters to previous management committee 2) Letters to applications for cats. 3) Identification of faults in stopcocks 	For MC to monitor completion.
<p>Replacement costs for Broken Window. SA reported that resident had been in contact and accepted that the household was liable for full cost. MC agreed for SA to negotiate a payment by instalments due to expense. AOL agreed to review details of instalment on behalf of MC</p>	SA and AOL to report back to next MC
<p>Compensation for flood damages PH reported that this issue was ongoing. Will report back when any development.</p>	To come to July MC
<p>Membership KW reported that the issue of organising training may take some time to scope and organise. Will report back when any development.</p>	To come to July MC
(All others matters arising within the Agenda.)	

<p>Special Agenda Item: Iroko Housing Co-Operative Policy Review.</p> <p>Extended discussion of the “Report on Iroko Co-Operative Policy Review” prepared by Blaise Lambert. It was decided that the policies and procedures reviewed under this process and deemed fit for purpose be posted on the general website.</p> <p>There followed an in-depth analysis of updated policies (Complaints, Allocations and Membership). As there were a number of amendments and action points identified, it was agreed that a specific action plan was needed to allocate specific aspects for attention.</p>	<p>To be coordinated by PH and GB.</p> <p>GB to produce action plan. SA to send electronic copies of draft updated policies</p>
<p>Correspondence 2 items of correspondence had been received.</p> <ol style="list-style-type: none"> 1) Letter from Tenant Services Authority (TSA) with a copy of their toolkit for best practice in Housing. 2) Letter from national Federation of Tenant Management Organisations and the Confederation of Co-Operative Housing advertising their annual conference. MC asked GB to write to organisations to get more details as to their remit. <p>Christina Czechowski had also written to MC through</p>	<p>GB to keep on file.</p> <p>GB to get information.</p>

<p>chair to ask that a clause be added to the lease committing the co-op to putting aside sufficient reserves and having a 20 year plan for this. Whilst the MC could see the reason why this was deemed important, it also felt that we needed to wait for the legal advice that was mentioned in the letter.</p>	<p>GB to contact Christina Czechowski and ask for legal advice mentioned prior to MC review.</p>
<p>Treasurer's Report AOL reported that the co-op is presently in arrears of £450 against budget (compared with a surplus at same time last year.) Reported that this was due to a number of reasons including less interest, items coming up for payment, repairs and compensation. AOL had queried overspend on "Audit" as identified at last MC and had been informed that some of these monies should come back to Iroko. Confirmation that the grant of £225 from Bale had been received and is shown within the accounts. AOL relatively confident that the co-op will stay on budget for the year given projected spending at present time. Compensation claim received from a tenant for costs incurred due to loss of heating. Bank signatory changes still to be arranged by Pete Stevens</p>	<p>MC to note AOL's report.</p> <p>AOL to pass claim to CSS</p>
<p>CSS Report</p> <p>Membership. KW informed SA that meeting arranged to interview new applicants under Mutual Exchange on the 16th of June. SA agreed that room would be made available.</p> <p>Paperwork. Agreed that SA would be given all agenda's and minutes.</p> <p>Pest Control. Discussion as to difficulties in getting authorisation for payment to Lambeth Council. MC and CSS having the same difficulties getting authorisation identified. AOL made a point of order that existing policies authorised the Pest Control sub committee to authorise payment up to £1,000.</p>	<p>PR and PH to identify procedure for authorisation and communicate to CSS</p>
<p>Sub-Group Reports</p> <p>Maintenance. PH reported that Sean Erangay (SE) had produced the tender for maintain ace of internal lobbies and stairways. PH reported that there were a few minor queries, but none that should stop progress. PH proposed "That the management committee authorise SE to gather bids for works against the tender for MC consideration."</p>	<p>PH to instruct SE to proposed with bidding process.</p>

<p>AOL seconded. Vote: For – 7, Against – 0 Abstentions – 0. (GH declared conflict of interest)</p> <p>Pest Control See under “CSS Report” above.</p> <p>Car Parking. RM asked MC advice regarding outstanding payment of car parking fees. Several previous recipients of spaces have payments outstanding. It was agreed that these debts should not just be written off, but that RM should write to the members involved to clarify that they would not be eligible in future for parking space until monies paid, and that, in the event of the co-op being asked for a reference due to move or transfer, that the co-op would be obliged to report any outstanding debt.</p> <p>Membership. See under “Matters Arising” and “CSS Report” above</p> <p>Gardening Nothing to report. Will need to organise watering for summer.</p>	<p>RM to write to members affected.</p>
<p>Agenda Items</p> <p>Planning proposal for LWT building works. GB reported that objection sent as agreed in last MC and acknowledged by Lambeth Council. Subsequent correspondence from Lambeth that LWT proposal deferred to Lambeth Planning Committee (LPC) hearing. MC will be notified of this by LPC when date sent.</p> <p>Management of Iroko records CSS have reported that no room to store Iroko files. GB to contact old MC members to see how many documents in circulation. Pete Stevens had requested finance papers to be kept, including papers over six years. AOL to liaise with PS regarding storage etc and avoidance of duplication.</p> <p>(SA left the meeting on the advice of the MC as not needed for remaining minutes. SA thanked for attendance.)</p>	<p>GH and GB to coordinate Iroko representation when date given by LPC.</p> <p>To come back to August MC</p>
<p>Any Other Business</p> <p>Proposal for “The room by the river” in Doon Street Car Park. MC has objected to this proposal. MC acknowledged that there were issues that needed addressing with both CSCB</p>	

and Fortesqueues (organisers of Room by the River). With CSCB, among the issues was the lack of notification of the proposal from them and the fact the CSCB were unaware of the level of distress and complaint caused by previous Fortesqueues projects.

With Fortesqueues the issues were many, including the requested noise level being above that agreed last year in granting a licence and the general disregard the organisation seemed to have for Iroko residents. MC members who lived near Doon Street verified that there was a great deal of disturbance and distress caused in the past years by this use of Doon Street.

GB reported that there seemed to be a lack of agreement as to what had been agreed with CSCB and what was on the actual licensing application put forward by Fortesqueues' and that CSCB had offered to arrange a meeting with all parties for following Monday or Tuesday. The MC noted that this was very short notice, but agreed to a meeting date of Tuesday the 9th of June. It was agreed that MC would request a separate meeting with CSCB representative and for Fortesqueues' representative to then join.

The MC has been notified that there will be a discussion of the application for licence by Lambeth's Councils' Licensing Sub-Committee. Once date is fixed, MC agreed to send representation.

Proposal for changes to Coin Street Community Centre (CCC).

KW brought a building proposal for refurbishment of basement to CCC to committee. GH and KW to look into proposal to see how it would affect Iroko.

Planning General Meeting

Next General Meeting planned for the 20th of June to update membership on recent developments. GH advised that CSS hold a pack for Iroko use.

GB to offer separate meetings to discuss issue on 9th of June

KW and GH to examine proposal.

GB to circulate notification and agenda.

Next Meeting of Management Committee Thursday 2nd of July 2009 from 7-9pm, room 2.35 of the James Clark Maxwell Building.

Signatures:

Name and Position	Date

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