

<p style="text-align: center;">Kilburn Square Housing Cooperative: General Meeting held on 8th December 2016 at 7.30pm</p>	<p style="text-align: center;">Actions</p>
<p>Present: Margaret Von Stoll (MVS - Chair) Jennifer Welch (JW - Secretary) Pauline Fell (PF - Member) Zaler Montana (ZM - Member) Martin Page (MP - member) arrived at 8.10pm Duan Siah (DS - Resident) Bob Stockwith (BS - Resident) Jide Lawal (JL - Resident) Lloyd Pinnock (LP - Resident) Debbie Scotland (DS - Resident) Catherine Mack (CM -Resident) K Scannell (KS - Resident) Yinka Cole (YC - Resident) Janet Degol (JD - Resident) F.K Han (FH - Resident) Ian Von Stoll (IVS - Resident) Charlotte Fonceca (CF - Resident) Daniel Bugudi (DB - Resident)</p> <p>Absent: Jennifer Williams (JWM – Estate Manager)</p> <p>Minute taker: Laura Pemberton-Nelson (LPN)</p>	
<p style="text-align: center;">1. Welcome from the chair</p> <p>Margaret welcomed everyone to the meeting and thanked them for attending</p>	
<p style="text-align: center;">2. Apologies</p> <p>Apologies from Hasan Mahmood (HM - Treasurer), Patricia Hogan (PH - member), Antonio Messina (AM - Member) and Diane Ashby (Resident)</p>	
<p style="text-align: center;">3. Conflict of Interest declarations</p> <p>No matters of conflict declared</p>	

<p>4. Minutes from the last General Meeting (9th June 2016)</p> <p>Matters arising: Correction to point 7 - the cooperative did not go to Margate, they ended up in Broadstairs. No other matters arising.</p> <p>Minutes agreed by PF.</p>	
<p>5. Manager's Report</p> <p>JWM, the Estate Manager was not present at the meeting to give a Manager's report but Margaret stated that there needs to be a lot of updating on policies, and stated that there is a new consultant accountant - Tony no longer works for the cooperative. YK has been trained and is now able to do the accounts. There have been reports of people walking on the roof, and issues have been taken up. There has also been damage to the shrubs.</p> <p>MVS asked if anyone has any other concerns. PF stated that she thinks that the scaffolding should be alarmed, especially on an estate, and on another estate, there is a security guard to make sure that there is nobody on the scaffolding (BHP are paying for it).</p> <p>It was noted that there is graffiti on the Argos building, and Argos need to be contacted to remove it, because it reflects badly on the estate.</p> <p>It was also stated that there should be cameras in dark alleyways, and MVS replied that they are waiting until the scaffolding to come down.</p> <p>It was raised that there have been kids on the estate smoking and drinking, and JW responded saying that she does report it often. There are also people smoking on the 14th floor of the tower block, at around 1-2am, when residents are trying to sleep, and residents can smell drugs.</p> <p>MVS suggested that the security gates should be reinstalled to prevent this.</p> <p>JW pointed out that she has often found the green porch entrance doors on the estate propped open with various items. It was raised that people need to make sure that the doors are closed properly to prevent people from getting in.</p> <p>No other comments.</p>	

6. Policies for consultation

MVS stated that there will be a 5% reduction in allowances, but the overheads will increase, partly due to the pension scheme, and there being more leaseholders and less tenants. There are also expenses with the gates which cost £47k, and expenses with roadworks which need doing. The majority of estates do not give away free permits - they charge, and MVS explained that there are more permits than spaces. MVS stated that every flat should be entitled to one parking permit, and asked what are tenants views on it.

MVS stated that the clinic are sold permits, and also pay for 25% of maintenance in the car park.

PF asked where the scratch cards will come from - MVS said that they are not sure who they will go with as the provider, as of yet, but the plan is that they will replace the current laminated Visitor Permit. The scratch cards will be daily, so if a car is there overnight, it will require two scratch cards. MVS also stated that it is only here and one other TMO where you can get the permits directly, instead of going to the council. This will apply to all permits, not just visitor permits, and stated that this way, there are free spaces so that residents can get permits, as the visitor permits have been misused, and are often being used as a second, free permit. JW said that she felt the issue was not with the Visitors permit use but is with the parking contractors, who are not doing their job properly. It is also noted that for pick up/removal vans, they should be allowed to stay for free for up to an hour, but those there for longer, such as repair vans, will need a permit.

MVS suggested that motorbike permits should be introduced, as people are abusing the spaces for motorbikes too. We have people who are not residents of the estate parking their motorcycles on the estate and these are not in bays. MVS asked for feedback by January, and explained that the cooperative is looking to have a fair policy to suit everybody, that would free up some parking, and stated that thankfully there are less cars now due to the gates.

The attendees stated that they would not mind the permits, as long as it is easy enough for them to get the information and not too expensive.

The cooperative stated that it would like double yellow lines outside the parking gates, as people are parking on them. There is only one gate with double yellow lines, but they say would like it to be on all the gates. JW pointed out that this has already gone to consultation with Brent Highways but it has gone quiet.

MVS that the cooperative would like to bring in a policy by April 2017.

There is also a request for information on how big the zone area is for parking, which MP stated that he may be able to obtain.

A resident mentioned there has been a lot of waste dumped on the estate - MVS stated that there is a lot of people dumping stuff, and that people should organise for their items to be collected, and a lot of that is from sub tenants. MVS asks if anyone sees anybody, for it to be reported to the office, and then it could be followed up.

<p>7. MMA</p> <p>There was an internal audit, and at BHP, a lot of residents will be consulted about the housing being taken back in by the council again, which could be as early as July next year. Liz Michaels, a consultant will come in.</p> <p>Next year, there will be a survey conducted about whether the Co-op would like to remain a so, which happens every 5 years. JW stated this was the continuation ballot), and MVS stated that she is passionate about residents' voice being heard and services being maintained. MVS also said that in the MMA, there needs to be between 7-15 board members, and there are currently only 8, and encouraged people to join.</p>	
<p>8. Raffle Draw</p> <p>First winner is IVS of Barrett House Second winner is LP of Kilburn Square Third winner is JW of Rathbone House</p>	
<p>9. Any Other Business</p> <p>None</p>	

Meeting adjourned at 8.31pm

Minutes agreed by:

Agreed  (1)

Agreed  (2)

Chair's Signature 

Date 16/3/2017