



**WIMBLEDON PARK CO-OPERATIVE GENERAL MEETING**  
**Held on Wednesday, 19 December 2012 at 7:30 pm**  
**2 Fernwood**

**MINUTES**

**Meeting chaired by Revd Canon Bill Christianson**

**1. Present**

Committee Members

Revd Bill Christianson [Vice Chair]  
Marlene Arnese [Secretary]  
Phyllis Edwards [Treasurer]  
Mary O'Shea [Board Member]

Other Attendees

Chay Pulger [Estate Manager]  
Janine Newton [RPO]  
Marion Brown  
Ann Bzowska  
Diana Farley  
William Reiss  
Kathleen Ryan  
Shaun Wilcox

**2. Apologies**

Lloyd Bisnouth [Chair]  
Jessie Griffiths [Board Member]  
Joanne O'Driscoll [Board Member]  
Stephen Johnson [Board Member]  
Linda Stevens [Board Member]  
Rachid Bellili [Financial Consultant]

**3. Lack of quorum**

The chair noted that general meetings of Wimbledon Park Co-operative require 15 voting members, arriving within half an hour of the scheduled time, to constitute a quorum. After half an hour the meeting did not have the required 15 voting members. After discussion and a presentation, as detailed below, the meeting was adjourned to 2 January 2013 (a week later than would normally be the case, due to the holidays), and no voting took place. Notice of the continuation meeting will be posted.

**4. Minutes of the previous General Meeting held on 17 October 2012**

Due to the lack of quorum the minutes could not be approved and signed. However, the following changes were made to previous minutes:

- Shaun Wilcox did not attend the 25 April 2012 meeting but did attend the 17 October 2012 meeting.
- The date of the next meeting after 17 October 2012 was 19 December 2012.
- The 25 April 2012 meeting was inquorate, as proxy votes do not count toward the quorum number. JN discussed this with the Management Committee and the rule was noted for future reference.
- Regarding the caretaker assignments, Del is assigned to Allenswood, not Fernwood.

## **5. Matters arising from previous meeting**

- No matters arising.

## **6. Result of Wimbledon Park Co-operative Continuation Ballot**

The chair reported that the results of the Continuation Ballot had been received, and that results would be sent to everyone. Leaseholders and tenants voted overwhelmingly in favour of continuation: 94.6% of leaseholders and 78.8% of tenants thought that the Co-operative has been an effective manager over the last seven years, and 95.2% of leaseholders and 81.8% of tenants wanted the Co-operative to continue to manage the Estate. CP provided copies of the results to those present. The next ballot will be in seven years.

JN noted that the discussion at the previous meeting regarding the differences between management by the Council and management by the Co-operative did not emphasise that self-management allows the Co-operative to procure its own services such as gardening, and to choose what it did and did not want to do. There is a list of functions provided by the Council and the Co-operative in the Management Committee induction pack that could have been used for the discussion.

## **7. Any other business**

- A presentation was given by Andrew Jolly and Al Busa from Neighbourhood Watch
  - Wandsworth has the highest number of Neighbourhood Watches among London councils
  - Local authorities are required to develop strategic partnerships with police and health services and housing estates
  - Neighbourhood Watch is looking to develop a relationship with WPC; it is a two-way street—they will keep us informed of problems in other wards and we will keep them informed of problems here; however, it is not just about crime but about encouraging good neighbours
  - They need a Neighbourhood Watch coordinator for WPC to whom they can send a weekly report, and would like a representative from each block as well
  - They are currently restructuring their office and how to liaise with RMOs/TMOs; the police are also restructuring
  - Andrew has eight wards including Southfields; the police have three wards including Southfields

- Information on scams targeting the elderly and vulnerable was also discussed.
- Shaun Wilcox expressed interest in being the coordinator; MA will be in touch with him
- The chair noted that Linda Stevens has been elected as vice chair of the Management Committee.
- DF asked how residents know what has been cleaned, and if the caretakers take notes about what they've done regarding weekly and monthly cleaning tasks. CP responded that they do not take notes but that he does a weekly inspection walk around the estate. The Management Committee, in the process of reviewing the staffing structure, will discuss scheduling and how the monthly work is done.
- DF noted that, as promised by CP, chicken wire has been installed on the fence next to the bus stop on Wimbledon Park Road; however, the sidewalks are now littered. Is it possible to have a group contact the Council to ask if Sainsburys can clean up the streets? The Management Committee will follow up on this.
- WR asked whether there had been further developments on the Ambleside parking situation, where part of the parking area has reverted to public use. CP noted that there will be a consultation early next year on turning the public area into paid parking zones (CPZ). SW asked whether this applied to all parking on the Estate or just the Ambleside section. JN said that the original designation of that area as being housing land as opposed to highways land was made by the Council approximately 10 years ago, that the mistake had been corrected in February 2012, and that the Council was not going to change the designation as a street. DF asked whether, given the amount of time that has passed, the council had defaulted on the right to change the designation from housing land; JN said no. JN has asked CP for the amounts charged to leaseholders for electrical costs for the area during the 10 years.
- PE asked how a disabled visitor could park on Saturday or Sunday. CP will discuss this with her.
- DF noted that there is moss on the walkways behind Wimbledon Park Court and asked if CP could get it pressure washed.
- SW asked whether the Committee could send out a request for new members. BC asked if a request for additional Committee Members could be sent as well.

## **8. Date of next general meeting [21 March 2013]**