

A message from the Chair

Dear Residents,

It has been an exciting 2014-2015 and we are delighted to send you this year's annual report highlighting most of the things we have achieved together. I would first of all like to use the opportunity to apologise for the delay in getting this to you and also, for anything else, throughout the year that might not have been to your absolute satisfaction.

As you probably know, we have been striving for excellence which, we have been achieving - hence getting our **NFTMO Kite Mark** - and hope to maintain and develop it as an ongoing process and I'm convinced that with your help and involvement, we will get there and beyond. Below is a non exhaustive list of things that we are proud to say, we have accomplished:

- **Bond Payroll:** We have retendered for this service and now have a new provider, thereby saving ourselves well over a thousand pounds in the process.
- **Staff:** Anne, who worked as Chay's assistant has now left and been replaced by Junelle who is settling in well and doing a great job.
- **Tree Work:** The planned tree work has finally been done and we went on an inspection walk with some residents to carry out an evaluation of the work. Most of the work seemed to have been done to our satisfaction; however, it must be said that we have requested from Chay to look into having more done, if necessary by our contracted gardeners and we do look forward to reporting back to you on that when finished.
- **MMA:** All finished, presented, agreed and signed by all parties.
- **Business Plan:** Baring the action plan to be reviewed, I can happily report that all is done and should be available online soon.
- **Community Events:** A survey has been done to find out what type of events and other actions residents would like to see organised and get involved in. The results will be compiled and we look forward to implementing those that we can in the near future. It is an ongoing process and you are most welcome to make any suggestions, put forward new ideas and to get involved in making it happen if you can. Any talent and competence you can bring will be greatly valued. I look forward to seeing you all at our next General Assembly in December when we hope to share some seasonal treats with you.

Yours with regards,

Bernard Koudjo
Chair of Wimbledon Park Co-operative Ltd

Hestia Age Activity Centre - Drop-in centre for over 60's

- We can help you with on-line Applications for Rent, Council Rates, Freedom Pass, Universal Credit (all free of charge)
- On-line Shopping (all free of charge)
- Keep Fit Class (between 2 and 3 pm)

CONTACT: Davina Jean, Centre Co-ordinator on Tel: 020 8767 8426

Or Ases SenGupta - At the Library. Fridays between 2.30 and 4 pm



Estate Office
2 Fernwood
Albert Drive
Southfields SW19 6LR

Office hours: Monday to Friday, 10 am to 4 pm

<http://www.wimbledonparkco-op.org.uk>

TWITTER: WimbledonCoop

TELEPHONE: 020 8780 9980

EMAIL : office@wimbledonpark.org

Financial report and budget

Financial Year 2014-2015

The co-op has achieved approximately £27,000 surplus for year 2014-2015 due to efficiencies made and the reduced costs of contractors and also by not having any voids in 2014-2015 (when a Council tenant moves out and the flat requires redecorating). This should result in a small reduction in the service charge to leaseholders next year.

Financial Year 2015-2016

We received an increase of 2.14% in the management allowance from Wandsworth Council for 2015 - 2016. The budget anticipates a net surplus of £8,330.00 for the coming year.

Due to the welfare reform and in particular the so-called 'bedroom tax', we anticipate that some Council tenants will want to downsize, increasing the number of voids, for which we budgeted £10,000, same as 2014-2015. We will continue to monitor our expenditures monthly to ensure we remain within our budget.

Surplus funds

Surplus funds accumulated will be re-invested in the estate as improvement projects. We are currently working on a business plan, but WPC members, Council tenants and leaseholders will be consulted before any significant work is done. However, we will always firstly look to carry out improvement works utilising any available grants which will mean that there will be no cost to our residents.

WPC membership

Membership in Wimbledon Park Co-operative Ltd is open to any leaseholder or resident aged 18 years or over, and costs £1. There is no limit on the number of members in each residence, but votes are limited to one per flat. To join, please contact the office.

Benefits of being a co-op member?

- 1. You will have regular access to the most up to date information regarding Wimbledon Park Estate.*
- 2. You will have invitation to 4 resident meetings a year which includes the AGM.*
- 3. You will have voting rights and therefore a say on how the Estate is run.*

All this for £1.

To join, please contact the office on [0208780 9980](tel:02087809980) or email office@wimbledonpark.org

Accomplishments

We have met on approximately monthly basis and our Committees and working groups have been meeting frequently outside the Board meetings. The board have continued the work from 2013-2014 in dealing with the backlog of work, such as the development of the new Modular Management Agreement and the Business Plan with sets of objectives. The following pages list the plans laid out at the last AGM, and a status update of what we have accomplished so far.

Completed the new Modular Management Agreement (MMA).

- This was completed in 2014-2015 and was approved in March 2015 General Meeting. The whole document took over 24 months to complete with the effort from board members, council representative and the estate manager who met weekly for months, to complete. We would like to convey our special thanks to all those who were involved in assisting Wimbledon Park Co-operative in the establishment of our new Modular Management Agreement. The extra time and effort the group put in were certainly worthwhile and appreciated by us all.

NFTMO – kite mark award

- We are absolutely thrilled to let you know that Wimbledon Park Co-operative received a Kite Mark Award for Good Governance. It is a fantastic recognition from the National Federation of Tenant Management Organisation on how well we run and perform as an organisation. Wimbledon Park Co-operative is the first TMO in Wandsworth to achieve this status so that's something!

Write a business plan, which has never been done before.

- The Board's business plan task force met regularly in 2014-2015 to continue the development of the co-operatives new business plan. It will be completed in 2015-2016. This document will be available to download via our website.

Re-tender for financial services (consultant, accountant, payroll, auditor).

- We completed the re-tendering for the payroll services in 2014-2015. As a result of that re-tendering exercise, we have now reduced our payroll servicing costs. The new payroll service company began their contract (2 years) in May 2015.
- We will now be focusing our energy on the re-tendering for the accountant and bookkeeping in 2015-2016.
- We then aim to re-tender for the position of the financial consultant in 2016-2017.

Update the years-old risk review and write a contingency plan.

- We have not had time to do this yet due to other work. This is however underway.

Potentially arrange a social event for residents such as a party or trip.

- A community resident survey was carried out developed in 2014-2015 to gauge what social events Wimbledon Park Co-operative should look to organise. The responses given from the resident survey will indicate the activities are suitable for our residents.

Look into grant money to spend on other proposals; ideas include:

- *Additional cycling barriers on pathways.*
- *Removing bricks along pathways and replacing them with grass or other edging.*
- *Installing grills on stairwells of Wimbledon Park Court.*

We have also accomplished the following:

- *New Estate Map [Installed]*
- *New bin enclosure to 1-19 Wimbledon Park Court [Installed]*
- *New step lighting to external steps beside Allenswood [Installed]*
- *Tree Work Carried out*
- *New enclosed bike shelter for 1-19 Wimbledon Park Court [Installed]*
- *Website updates*

Accomplishments (continued)

Meet the Board

In 2014, we began a series of 'Meet the Board' sessions, to provide an informal way for residents and leaseholders to ask questions or make suggestions to Board members. We schedule these for different times and days, and welcome more residents to drop by.

However, it was decided on the 10th February 2015, due to the departure of key officers in charge of the 'meet the board' session and due to no attendees at the December session and poorly attended in previous sessions held, that it was agreed no further meetings will be held unless there is a demand for one.

Double Glazing and External Decoration

- A leasehold consultation meeting was held in March 2015 by the council to discuss the proposal of the work. It stated that they were looking to begin the work in early 2016. Further consultation meetings will be held in later 2015 to discuss the tenders and the specification of the work. The council are overseeing this major work programme and will be liaising directly with residents.

Plans for the coming year of 2015-2016

In addition to completing the unfinished work listed above, we plan to:

- ✿ Replace the block name signs on all buildings
- ✿ Motor cycle parking (Applying for small improvement budget)
- ✿ Consider what security measures should be undertaken on the estate (including looking into CCTV)
- ✿ Update the Residents' Handbook
- ✿ Create a succession/contingency plan to ensure loss of key employees does not affect provision of services
- ✿ Increase WPC membership
- ✿ Look into installing solar panels on the roofs of some or all blocks, as a possible source of revenue.