

A message from the Chair

Dear Residents,

It has been a very demanding 2015-2016 for all at Wimbledon Park Co-operative as we have worked on and achieved re-tendering for various services, completion of our first business plan and begun the window and external decoration works. As well as these things we were also able to install new step lighting and a new motor cycle parking area through the small improvement budget. This was therefore done at no cost to our residents.

Financially, we are very healthy and through careful management of the budget, we were able to achieve a surplus of over £20k for 2015-2016.

For 2016-2017, our plans are to maintain the high level of standard achieved in 2015-2016, to focus on carrying out various community projects and to oversee the completion of the window and external decorations works.

The new windows and the external decoration will certainly enhance our already beautiful estate and with that in mind for 2016-2017 we will be mainly focusing on various aspects of improving the security, safety and community of our estate.

We understand that the demand for service delivery is far greater than before, as expectation levels have increased dramatically over the years and with our management allowance from the council being reduced for the next 4 years, it will require more meticulous attention to the budget and implementation of innovative strategies to meet the needs of our customers.

On behalf of everyone at Wimbledon Park Co-operative, I would like to extend our gratitude to the board members who give up their time to run this beautiful estate, to the professional, hard working and dedicated staff who deliver a high standard of service and the council for all their guidance and support. We as a board recognise that we are incredibly fortunate to have such professional and dedicated team to make Wimbledon Park Estate a wonderful place to live.

Yours with regards,

Bernard Koudjo
Chair of Wimbledon Park Co-operative Ltd



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FINANCIAL REPORT AND BUDGET

Financial Year 2015-2016

For the financial year of 2015-2016 , Wimbledon Park Co-operative managed to achieve a surplus of approximately £20k.

The savings we achieved was due to careful management of the budgets. One of the things that we have done was to continue the re-tendering for all of our existing services which enabled us to get a better price for the services provided.

Financial Year 2016-2017

The management and maintenance allowance for the next 4 years have been reduced incrementally by the council and therefore for 2016-2017 as well as the next three years, we anticipate only a small surplus. We will continue to monitor our expenditures monthly to ensure we remain within our budget.

We understand that there is greater pressure on Wimbledon Park Co-operative to maintain the high level of service delivery at a reduced cost and the increase in the rate of inflation. However, we are confident that we have the right personnel, attitude and governance to be able to achieve a annual surplus.

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 or email office@wimbledonpark.org

ACCOMPLISHMENTS - WHAT WE ACHIEVED IN 2015-2016

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

The Board's business plan task force met regularly since 2014-2016 to complete the co-operatives new business plan. It was completed in early 2016.

This document is available to download via our website: <http://www.wimbledonparkco-op.org.uk/wp-content/uploads/2015/11/Business-Plan-2016-2018-Resident.pdf>

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

We completed the re-tendering for the accountant services in 2015-2016. We invited 9 companies to the tendering process. The exercise identified that our existing agreement with the accountant firm was the most cost effective service provided and therefore we have extended the contract for further 3 years.

Tree works

A health and safety and cosmetic tree work was completed in 2015-2016.

New Motor Cycling Parking Area

We noticed that in recent years, our estate had an increase in motorcycle users. As there are no specific motorcycle parking areas on our estate, motorcycle users had to park in parking bays resulting in more pressure on car parking for residents. The most practical solution to satisfy the demand for parking would be to create a new designated motorcycle parking bay area using a small amount of grassed verge. Parking bays are already at a premium on our estate and any proposals to turn existing bays into a designated motorcycle area would have only resulted in more pressure on parking for our residents.

Wimbledon Park Co-op carried out a resident consultation and received no objections from the residents. The motor cycling parking area was funded through the small improvement budget and therefore at no cost to our residents. It has been a huge success.

How this has benefitted our estate?

- It has allowed for greater availability of parking bays to residents by freeing up bays that was being utilised by motor cycles.
- It allowed residents with motorcycles to have an area to park and by installing ground anchors, it added to the security of parking motorcycles.
- It helped prevent the need for motorcyclists to park on footpaths or chained to lamp posts.

If you have any improvement ideas or would like to suggest any thing to perhaps submit towards an small improvement budget then drop us an email : office@wimbledonpark.org.

Other Repairs and Improvements

- ✓ Website updates
- ✓ New lighting on steps in Ambleside Block (Small improvement budget)

ACCOMPLISHMENTS - WHAT WE HOPE TO ACHIEVE IN 2016-2017

Community event

As there were various trees that were felled at the last tree works, we are looking to plan a community tree planting day on a Saturday in mid October. 2016 . This estate prides itself on the garden and greenery, it is therefore crucial to ensure we are maintaining this unique selling point of our estate for the future.

We have several residents already who have shown interest in helping us. Please contact the estate office if you would like to be help us plant some trees. Please note that we plan to have a tree planting / picnic day and provide some refreshments. Mulalley will be kindly donating some money towards the refreshments.

Re-tender for financial services

As part of our overall strategy to re-tender for all our existing services, we had planned to re-tender for the position of the financial consultant in 2015-2016 also, however due to an early unplanned retirement by our financial consultant, we are using this as an opportunity to reevaluate the function of the position of a consultancy. This is now an aim for 2016-2017.

We are looking to re-tender works of our existing auditor in 2016-2017.

Double Glazing and External Decoration (Mulalleys)

Mulalleys began the works in March 2016 after the completion of the major works consultation period as administered by the council. Mulalleys started works in Briardale block and moved to the Fernwood block. Briardale block scaffold will be coming down shortly after the external concrete repairs and painting have been completed.

The next block they are looking to fit the new windows are Allenswood and Verebank. They are aiming for the windows installation to the whole of the estate to be completed by the end of December (prior to Christmas) and the whole works to be completed by the end of January 2017. Currently external works are occurring to all blocks.

If you have any questions in regards to time, works or have any concerns then please contact Tracy Pasby on 07827884530 who is the resident liaison officer for this project.

Other works planned

- ☐ *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*
- ☐ *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.*