

# About Wimbledon Park Co-operative Limited

## Background

Wimbledon Park Co-operative Limited (WPC) began management operations of Wimbledon Park Estate in April 1992. It manages 279 units consisting of 47 tenanted properties and 232 leasehold properties. The Co-operative is based in Southfields.

Management of the Estate is carried out by a Board of volunteer Co-operative members, the Estate staff, and the Resident Participation Officer from Wandsworth Council.

The Estate Manager is Mr Chay Pulger.

The Estate office is at:        2 Fernwood  
   Albert Drive  
   Southfields SW19 6LR

Telephone number:        020 8780 9980  
Fax:                                020 8785 2030  
Website:                      <http://www.wimbledonparkco-op.org.uk>  
Email:                           office@wimbledonpark.org

## WPC Functions

Under the terms of the Modular Management Agreement (MMA) negotiated with Wandsworth Council and approved by The Secretary of State for the Environment, WPC is obliged to carry out the following functions:

- Day-to-day housing management, including enforcement of tenancy but excluding legal action.
- Collection of rent and associated charges and control of arrears.
- Assessment of service charges.
- Day-to-day repairs to council-tenanted flats and all common parts including entrycall and cyclical maintenance.
- Provision and maintenance of heating and hot water services to all dwellings.
- Cleaning of all communal block and estate areas.
- Maintenance of landscaped areas and all unadopted roads, footpaths, and parking spaces.

- Maintenance of foul and surface waste sewers up to main manholes.

### **Wandsworth Council Functions**

Under the terms of the MMA, the Council is obliged to carry out the following functions:

- Overall management, policy and procedure support to WPC.
- Repair of structural damage, structural elements (including damp-proof courses) and latent defects or defects arising from major works or renewal programmes.
- Modernisation, rehabilitation improvement and major repair or renewal programmes.
- Maintenance and repair of all adopted foul and surface water sewers below ground and up to main manhole.
- Maintenance and repair of all adopted services, roads, parking spaces and footpaths.
- Management and sale of vacant council units.

By agreement the Council also provides the following services for WPC:

- Collection of service charges.
- Provision of an emergency patrol service.
- Provision of a lift monitoring release service.
- Maintenance and repair of lifts.