

## Wimbledon Park Cooperative

Annual General Meeting held at 7.30pm on 30th July 2019 in the Meeting Room at Southfields Library

Chaired by Shaun Wilcox, Vice Chairman

### 1. Present

Attendance register signed by all attendees.

Also in attendance:

- Cecilia Barratt, Estate Manager
- Blase Lambert, Financial Consultant
- Sarah Stevens, Wandsworth Borough Council (WBC) Housing Team

### 2. Apologies

Phyllis Edwards, Linda Osborne, Bernard Koudjo, Sue Lore, Martin Lore.

### 3. Minutes of the last AGM meeting

Minutes reviewed by Coop members. One member pointed out that three items had not been noted in the minutes from last year's AGM:

1. The appointment of new auditors
2. The election of Linda Stevens to the Board
3. The standing down and re-election of the three longest standing Board members

### 4. Voting in of new board members

Susan Lore and Martin Lore were both elected to the Board. They were proposed by Kirsty Corcoran and seconded by Shaun Wilcox.

The three longest standing members stood down: Phyllis Edwards, Linda Osborne, Craig Nicol.

Phyllis Edwards was absent from the meeting but filled in her re-submission form which was signed and approved by Shaun Wilcox.

Craig Nicol re-stood at the meeting, was proposed by Shaun Wilcox and re-submission form filled out.

Clarification on the process of being elected and standing down was questioned by a member and explained by the Board.

The list of current Board members was read out by Cecilia Barratt (CB).

### 5. Audited accounts to be approved

Highlights of the accounts were presented by Blase Lambert (BL), who then took questions:

*Q1 - Final deficit figure on the single sheet - should this not be the same as the one on page 6?*

*Q2 - On p.20 there a number of items are £1 out.*

BL - Reports that because WPC has changed auditor, it's likely that the auditors have just rounded items differently to decimal places.

### Q3 - on the single sheet -

Q4 - A resident requests a summary overview of the accounts.

BL presented accordingly - Income difference for the Coop went up by about £10,000. Expenditure went up by about £50,000. This was predominantly down to the re-structuring of the cleaning team and the associated costs.

Communal costs include the escalating gardening costs.

Direct cost of wages and salaries is lower because we have not been directly employing our Estate Manager (we are employing via a non-direct route - through WBC).

Tenant & Maintenance costs have been increased because there have been more repairs, and a certain amount of catch-up repairs that were required.

Q5 - Did the grounds maintenance contract have a termination penalty in the contract?

BL - No. Their contract had ended.

Q6 - What is the temporary staff cost?

BL - This is the cost of employing the Estate Manager.

Q7 - Legal fees aren't shown.

BL - These are all included within Consultancy Fees. Audit fees are separated because the auditors are required to separate them.

Q8 - Rent has increased significantly.

BL - The office is rented from WBC on a 5yr lease and the Council has put the cost up. It does include business rates.

Q9 - The accounts lists us as having 1 staff manager only.

BL - This is because we've had only one person directly employed. Again, because Cecilia Barratt is on secondment.

End of questions.

Shaun Wilcox asks for a show of hands to agree on the finances. Accounts are approved by 8 members.

## 6. Wimbledon Park Estate updates

- *Contractor Update.* CB announced our new contractor. We now employ Ground Control from Wandsworth Borough Council for garden maintenance.

*Resident Question (RQ) - complaint about the hedges not being cut.*

CB reports they're playing catch-up and she is sending weekly photos of what they're doing/needs to be done.

- *Management Update.* CB has decided to move on so the Board met on the 20th July to agree an action plan and will update members as soon as possible.

*RQ - Are we advertising? Will Lizzie Inglis be staying on?*

SW advised this is all part of what the Board is looking at and will advise as soon as possible.

- *WPC Rules.* The Board are reviewing the Coop rules with BL and looking at proposing a change to the rules that advise as to how the Coop operates. BL has done it with other Coops and is providing governance on the process.
- *Office Update.* CB reported on the office refurb and that this was all funded by WBC through the Small Improvement Budget.

## **7. Continuation Ballot**

This is due in November 2019. Show of hands required by members tonight to continue the management of the estate through WPC. Alternative of returning management to the Council explained by the Board.

For: 10

Against: 1

Abstention: 1

## **8. Any Other Business**

- Seeds WBC have given us to plant - handed out by CB.

*RQ - Asked CB if she had brought the pictures of the paths requested for the meeting.*

CB - apologised that she had forgotten.

*RQ - What are we going to do about the gentlemen sleeping in the bushes? It is a safety concern.*

CB reported that she has reported it to Streetlink. The Police won't/can't get involved unless he is a real problem. Solution approved by the Board is that the area he is residing in is to be secured and the bushes are to be cut back.

*RQ - Are residents allowed to have big dogs?*

Sarah Stevens (SS) - Yes. WBC has a friendly dog policy, but the WBC dog by-law is that you have to register the dog. If aware of the dog, the Council will go round, check the dog is registered, chipped. Dogs cannot be let off the lead on the estate, and owners who do so will be given a warning.

*RQ - where do you get a copy of the rules? How do you know the benefits of being a Coop vs being Council run. Where can one get a management pack?*

Quick explanation provided that the rules are around the operation of the Coop; they are not estate rules. These are provided by WBC to tenants and leaseholders.

*RQ - Need funds to be allotted to paths being done.*

Board agree that they will look at this.

*RQ - Please confirm that no BBQs allowed? How did we deal with absentee leaseholders ignoring people having them?*

SS - They are not allowed. If BBQs are being used, they can be reported to the Estate Office and to the Council. The BBQ can be removed by the council.

*RQ - Is there any update on windows?*

Kirsty Corcoran - No. We were expecting an update from the council at the end of the financial year, but have not received anything. You can contact the Major Works Team (Nigel Reimmer) but he has not been forthcoming with any details.

*RQ - What can we do about Cannabis smoking? This is a persistent problem in Ambleside.*

Unfortunately not much. If they are dealing or causing a nuisance, you can report it to the Police on 101.

**9. Date of Next AGM**

Set for 15th July 2020.