



Minutes of Wimbledon Park Co-operative Annual General Meeting held on July 2023

Agenda item	Action/Outcome
<p>1. Attendance and apologies</p> <p>In attendance: Mary Cunningham (MC), Hugo Pastor (HP), Assetou Nimaga (AN), Annelise Jespersen (AJ), Steve Kelly (SK), Shaun Wilcox (SW), Linda Stevens (LS), Sue Lore (SL), Stephen Johnson (SJ), Grace Howarth (GH), Alexandra Thiel (AT), Rachel Corey (RC), Rose Kelly (RK). Lee Beddoe (LB) Estate manager</p> <p>Steven Woodcraft (SW - of Simpson Wreford, auditors)</p> <p>Apologies: Sarah Stevens, Wandsworth Council Resident Participation Officer (had to attend important Council meeting) Sylvia Cocco</p> <p>Minutes taken by AJ</p>	
<p>2. Declaration of interests</p> <p>No interests declared.</p>	
<p>3. Agree minutes of meeting held 10 November 2022</p> <p>The minutes were agreed.</p>	

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<p>4. Presentation of accounts</p> <p>SW highlighted inflation pressure on costs, which wouldn't have been factored in at beginning, staff changes and temp short term contracts.</p> <p>The amounts of recharges from the Council was higher than expected.</p> <p>Management costs appear to show large increase because of recruitment costs.</p> <p>A large sum had been put aside for committee training costs which was not spent.</p> <p>MC said that the £10k was not all for training, but also for legal and consultant expenses.</p> <p>The budget included money for CCTV, which did not go ahead.</p> <p>SK said income had dropped by 5% and asked if it would continue to drop.</p> <p>MC said this was a question for the Council.</p> <p>SJ queried refuse collection under 'Block and estate costs'. This actually refers to paladin bin hire.</p> <p>MC said it was confusing and asked if it could be renamed as paladin hire for future years.</p> <p>MC said Simpson Wreford had advised that accounts shouldn't be put to members for 'approval'.</p> <p>MC said that they had been put to members for approval each year, but she would check the issue with the management agreement and with the Council.</p>	
<p>5. Approval of accounts</p> <p>Approval of accounts was put to the vote.</p> <p>In favour: 13</p> <p>Against: 0</p> <p>Abstentions: 0</p>	<p>Outcome</p> <p>The accounts were approved.</p>
<p>6. Matters arising from previous minutes</p> <p>SL asked about flats being let out via AirBnB. MC said this was not allowed and if anyone was aware of this being done they should report it to the Office and the Council.</p> <p>SJ asked whether this is covered in leases.</p>	

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<p>MC said most leaseholds predate AirBnB but it is stated on the Council website.</p>	
<p>7. Estate manager's briefing</p> <p>Lifts LB said this issue hadn't changed as the Council did not regard the lifts as problematic.</p> <p>Parking permits LB said the Office was waiting for paper from the Council.</p> <p>Wall cleaning This is scheduled for 14-18 August. Ambleside would be done first and if it goes well and is cost-effective, next block would be done. MC said that the Office should let residents in block know it's happening. LB said water for the job would be brought up manually.</p> <p>Drains LB said drains at back of Wimbledon Park Court had been done. MC said there was still a problem with overflow in heavy rain.</p> <p>Fence at rear of Allenswood has been repaired.</p> <p>Fire doors: a tender is in process.</p> <p>Voids: one in Wimbledon Park Court; gas installation taking place in it. There have been two buy-backs, with one being let in September.</p>	
<p>8. Re-appointment of Simpson Wreford as auditors A vote took place on whether to re-appoint Simpson Wreford. In favour: 13 Against: 0 Abstentions: 0</p>	<p>Outcome Simpson Wreford were reappointed as auditors.</p>
<p>9. Proposal that Wimbledon Park Co-operative Ltd continues as an RMO until the next AGM In favour: 13 Against: 0</p>	<p>Outcome Wimbledon Park Co-op will continue as RMO until the next AGM.</p>

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Abstentions: 0	
<p>10. Longest serving committee members step down</p> <p>AJ and SW stood down.</p>	
<p>11. Election of management committee members</p> <p>AJ proposed by HP; seconded by AN. SW proposed by MC; seconded by SW. GH nominated for committee; seconded by SW. SJ nominated for committee; seconded by AN.</p> <p>MC said that the proposals and nominations would result in nine Board members, and the maximum is 15. She therefore declared them re-elected.</p> <p>MC said anyone in attendance could be co-opted onto the Board if they were interested.</p>	<p>Outcome</p> <p>Annelise Jespersen, Shaun Wilcox, Grace Howarth and Stephen Johnson were all re-elected/elected to the Board.</p>
<p>12. Agreed dates of next General Meetings and AGM</p> <p>MC proposed following dates: GMs: 25 October, 31 January, 1 May. AGM: 31 July 2024.</p> <p>LB said she would put the dates on the notice boards.</p>	<p>Outcome</p> <p>The following meeting dates were agreed; GMs: 25 October, 31 January, 1 May. AGM: 31 July 2024.</p>
<p>13. AOB</p> <p>RK raised the issue of weeding. LB said there had been a lot of discussion about this and she had received a lot of feedback from residents. The contractors had returned twice to tackle it and residents were still not satisfied.</p> <p>MC said the weeds had not been properly controlled the previous year, and the work had started too late this year. She said a proper specialist company was needed to deal with the problem as Samsic were not weed experts. She said a plan would be made for 2024.</p>	

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<p>Cleaning</p> <p>She said the Office had looked at including weeding in a new cleaning contract but this would make the tender more expensive.</p> <p>LB said several companies had declined to bid. MC said a lot of companies were struggling for staff in this line of work.</p> <p>RK said she didn't think the cleaners were doing a good job and leaves had been left there since October.</p> <p>MC said if residents see issues with cleaning they should email the office and also take photos to send it. She said evidence needed to be given to contractors, and the Council would also ask for evidence from residents.</p> <p>MC said the cleaning contract was on a one-month rolling basis, and it needed to be put out to tender, but the contractors could leave at any time.</p> <p>Signs in blocks</p> <p>SL asked who had put these up and would residents have to pay for them from their lease charges.</p> <p>LB said the Council put them up as there was a legal requirement for them to be more visible, but the Office didn't know they were going to be put up.</p> <p>People on roof</p> <p>SL asked whether the Council had informed the Office that residents had reported people on the roof.</p> <p>LB said new locks had been put on by the tanks.</p> <p>Windows</p> <p>SK asked what could be done if there were issues with the windows that had been installed several years ago.</p> <p>LB said they were out of the warranty period, but they could give details of a company to leaseholders if they had any problems.</p> <p>Street lights</p> <p>RK said a street light had been out for months near Ambleside on Albert Drive.</p> <p>MC said the Council were replacing whole units rather than parts. HP said this was a public road and needs to be reported to the Council.</p> <p>MC asked LB to check with the Council re the street lights on the estate.</p>	

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<p>Trees</p> <p>There are a lot of fallen branches on the estate, and the leaf growth was making estate darker.</p> <p>LB said she had been constantly chasing the Council, and that a survey should have taken place in June.</p> <p>MC said the Council had effectively said that the Estate doesn't have problems and is not a priority, and wouldn't give a proper response.</p> <p>SL said there is a tree directly outside her flat with dead branches and what would happen if they fell on someone?</p> <p>MC said she has emailed the Council about these and asked for a copy of the survey that allegedly took place in June.</p> <p>HP said 19 photos of tree issues had been sent to the Council.</p> <p>MC said she had invited Councillors to the next meeting.</p> <p>LB said residents could raise a members inquiry with local councillor, Malcolm Grimston.</p> <p>MC said she was concerned about the impact of stormy weather and the possibility of trees coming down.</p> <p>She asked residents that if they contact Councillor Grimston, let him know that the Office and Board have been pleading with the Council.</p> <p>AT asked why the Co-op isn't responsible for trees as it is for gardening.</p> <p>MC said the Council had reduce the allowance so the Co-op had given responsibility for trees back to Council.</p>	