



Minutes of Wimbledon Park Co-operative General Meeting held on Wednesday 29 November 2023

Agenda item	Action/Outcome
<p>1. Attendance and apologies</p> <p>In attendance: Hugo Pastor (HP), Annelise Jespersen (AJ), Stephen Johnson (SJ), Linda Stevens (LS), Andrew Siganiyan, Dolly Contractor (DC), Kathleen Ryan, Graham Wood (GW), Ruby Sethna, Steve Kelly (SK), Lara Kelly (LK), Phyllis Hurley, Sue Lore, Martin Lore (ML), Julie Gray, Phyllis Hurley, Celine McMurry, Idham Ramadi (IR), Estate Manager.</p> <p>Apologies: Mary Cunningham (MC) Absent: Sarah Stevens, Wandsworth Council Resident Participation Officer (apologies sent after meeting).</p> <p>In the absence of MC, the meeting was chaired by AJ Minutes taken by AJ</p>	
<p>2. Declaration of interests</p> <p>No interests declared.</p>	
<p>3. Agree minutes of previous meeting held 24 May 2023</p>	

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<p>It was pointed out that the attendance list was inaccurate. The minutes were adopted subject to the list of attendees being corrected.</p>	
<p>4. Matters arising from the previous minutes</p>	
<p>4.1 Lifts At the previous GM, Sarah Stevens said she would try to get someone from the Council to talk to the meeting about lift issues.</p> <p>IR said any issues with lifts should be reported to Office so he could raise them with Council.</p>	
<p>4.2 Walls/fungal growth IR said he had looked at the three high rise blocks affected by this. He said it's not a good time to do the wall washing because of the risk of freezing, but would arrange for it to be done in spring. He was considering doing it by jet washing.</p> <p>SK said a previous estate manager had advised that jet washing would damage the walls. IR said he didn't think that would be the case, and that jet washing would be less resource intensive. SJ raised issue of water supply on higher floors. IR said he would check whether contractors would have own water tanks or would need access to residents' taps.</p>	<p>Action</p> <p>IR to arrange washing of walls for spring, and to check whether contractors would need access to residents' taps.</p>
<p>4.3 Trees IR said a survey had been done in October and the work would be carried out in April 2024. Any dead trees found in survey will be removed by mid December 2023. IR has asked for a copy of the survey.</p> <p>LS asked if all trees would be done. IR said he would have to wait to see survey.</p>	<p>Action</p> <p>IR to obtain and share copy of the survey.</p>
<p>5. Office staffing IR said recruitment was being carried out for an administrator and he hoped one would be starting in the New Year.</p>	

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<p>6. Cleaning</p> <p>IR acknowledged that there are a lot of issues with cleaning. He had had two meetings with the manager of the cleaning team and said that either the estate is given new cleaners, or he would get a new contractor.</p> <p>He had noticed a change in the cleaners' attitude since then, being more communicative and showing him pictures of what they had done.</p> <p>LS said the cleaners had been using leafblower to blow leaves and then not bagging them, so leaves were covering and blocking drains.</p> <p>SJ said they were moving the same leaves round every day.</p> <p>IR said his message to the cleaning manager was that they should know what to do with the leaves.</p> <p>LK said in car parks can't see where lines are, and overgrown ivy makes it difficult to get into car.</p> <p>IR said some parts were responsibility of the Council as they are 'highways'. He would ask the Council if the streetsweeping service could be resumed.</p> <p>One resident said that area between Allenswood and Fernwood had not been cleared and the drains were blocked.</p> <p>IR said they cleaners had targeted Ambleside because he had asked them to, but they should be doing other areas as well. He would ask them to go to Allenswood and Fernwood as well.</p> <p>LS asked why they needed to work in twos, and suggested they should take responsibility for particular areas.</p> <p>IR said he was weighing options of alternative cleaners.</p>	<p>Action</p> <p>IR to ask Council if street sweeping service can be resumed.</p>
<p>7. Manager's report (separate paper)</p> <p>IR said he hoped to provide a more communicative service.</p> <p>IR took questions and comments from attendees.</p> <p>GR said he had had a fantastic response to his request for a parking permit.</p>	<p>Action</p> <p>IR to check whether issues of power cuts has been fixed.</p> <p>IR to raise with Council the streetlight not working.</p>

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<p>One resident asked for a tracking system showing timetable of jobs etc and logging of when they had been done.</p> <p>IR said when the Office has an administrator they would be able to provide this.</p> <p>DC said she had had a prompt reply when she contacted Office but raised issue of leaves.</p> <p>IR said he showed the cleaning company photos of car parks etc and thought cleaners would take initiative but only cleaned what they were told to.</p> <p>SK said he was pleased to have had an informed response and for the Office to be proactive.</p> <p>GW said the staircase lights in the small blocks go out often. IR said he would ask the cleaners to look at this.</p> <p>DC said there was no light in the Allenswood entrance.</p> <p>SJ said the cleaners were not regularly checking lights and changing dead ones.</p> <p>LK said streetlights at end of path by carpark (outside library) hasn't worked for months.</p> <p>IR said this was the Council's responsibility and he would remind them of this.</p>	
<p>8. Finance update</p> <p>HP said the Co-op was within budget, and had incurred no major expenses except for roof scaffolding at Briardale.</p> <p>He said the Co-op is paying approx. £700 monthly for fly tipping and this needs to be addressed.</p> <p>Recently a radiator had been left in a bin by a contactor working on a property in Wimbledon Park Court. IR said a letter was sent to the contractor.</p>	
<p>9. AOB</p> <p>Weeds</p> <p>LK asked about weeds, saying they had been barely touched the previous weekend. ML said the issue hasn't been tackled in the way it should have been.</p>	

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<p>IR said he is working with Regent Samsic on this.</p> <p>Wall next to Wimbledon Park Court Residents raised the issue of the 'dangerous wall' next to Wimbledon Park Court. IR said he had got a quote of £14,000 for repairing this but ownership was still to be determined. He said he had sent the quote to Sarah Stevens.</p> <p>One resident mentioned the amount of vegetation in this area. SK asked if clearance of this would be included in wall work. IR said it wouldn't and needed to look at chemical solution for this.</p> <p>One resident said it would have been helpful if Sarah Stevens had been at meeting to answer questions.</p> <p>SJ asked if wall would be paid for from Co-op or Council budget. IR said it depends on ownership but in spirit of contract he thought it should be Council.</p> <p>SJ asked who owned substation land. IR said he would look at whether there are any plans for it.</p>	
<p>10. Agree date of next meeting The next General Meeting will be held on 31 January.</p>	