



Minutes of Wimbledon Park Co-operative General Meeting held on 26 February 2025

Agenda item	Action/Outcome
<p>1. Attendance and apologies In attendance: Hugo Pastor, Annelise Jespersen, John Lynch, Joanna Leszczynska, Ellie Kotzia, Max Findlay, Elizabeth Martins, Diana Farley, Susan Lore, Graham Wood, Rosaleen Kelly, Petros Tesfay, Katie Turfkruyer, Martin Lore, Assetou Nimaga Idham Ramadi, Estate manager (IR) Sarah Stevens, Wandsworth Council Resident Participation Officer (SS) Apologies: Linda Stevens</p> <p>Meeting was quorate</p> <p>Minutes by AJ</p>	
<p>2. Declaration of interests None.</p>	
<p>3. Agree minutes of previous meeting The minutes were approved.</p>	
<p>4. Matters arising 4.1 Tank room work</p>	

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<p>IR said this had been scheduled to start on 10 February but a delay meant it would now start in March.</p> <p>The contractors should give two weeks' notice before it starts, and the work should end by the end of September.</p>	
<p>5. Estate manager's report</p> <p>The estate manager's report included updates on the tendering of the financial services contract, a new newsletter, success of the new shed policy, CCTV for anti social behaviour, action taken against flats being let on AirBnB, and action against a cannabis farm.</p> <p>There was discussion of the 'cannabis farm' that was discovered in a property on the estate.</p> <p>Joanna L asked whether leaseholders would have to pay for the CCTV. IR said it was being supplied by the Council at a cost of £1,000 to install and £250 per month, and would be in place for two months. He did not know how the cost might be applied to leaseholders.</p> <p>Joanna L said that there had previously been concerns that CCTV would not be monitored. IR said it was linked to the control room at the Council.</p>	
<p>6. Approval of 2025/26 budget</p> <p>Cleaning contract</p> <p>John Lynch questioned the cost for the cleaning contract and whether it was good value. He said it was the equivalent of £48,000 per cleaner. He said this was ridiculous. He said the Co-op could employ three caretakers for that and still have change. He said the Co-op should go back to the old model of employing and managing cleaners.</p> <p>IR said he tested the market when tendering the cleaning contract and that the new contractors were more affordable than the previous ones. He said it was a three year contract, but he could propose to the Board to review it in three years' time.</p> <p>One resident said there had previously been problems employing cleaners in-house.</p> <p>Reserves</p>	<p>Action/Outcome</p> <p>A vote was taken on whether to approve the budget: In favour: 8 Against: 2 Abstain: 1</p> <p>The budget was approved</p>

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<p>John Lynch asked about the reserves in the budget, and said leaseholders were paying for this.</p> <p>Joanna L said money was needed for contingencies.</p> <p>SS said the management agreement stipulates that contingency funds are needed. She advised John Lynch to email the office or Board with his concerns, and she could then take it up with the Council's finance team.</p> <p>New auditors IR said the first year's payment for the new auditing contract included a one-off fee for the first year but not for subsequent years.</p> <p>Environment improvements A resident asked about an area that had been cleared of brambles, and whether this could now be turfed over, or something similar. IR said residents need to let it be known what they would like re gardens improvements.</p> <p>Vote on approval of 2025/26 budget A vote was taken on whether to approve the budget: In favour: 8 Against: 2 Abstain: 1</p> <p>The budget was approved</p>	
<p>7. Approval of contractors' list A vote was taken on whether to approve the contractors' list: For: 8 Against: 2 Abstain: one</p> <p>The contractors' list was approved.</p>	<p>Action/outcome The contractors' list was approved: For: 8 Against: 2 Abstain: one</p>
<p>8. AOB Entry system at Wimbledon Park Court IR said this needs renewing but the company can't yet find the parts for it. If this is to be paid for from the Co-op's surplus, this would have to be put to shareholders at a general meeting.</p>	

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<p>Lights IR said there was ongoing work in the car park re power supply to the lamps. He would chase this.</p> <p>Rubbish left by chutes IR said cleaners report these incidents to the office and if there is an address label on any items, he will pursue this.</p> <p>Notice in newsletter It was asked if a notice about the recycling and rubbish system could be put in the newsletter.</p>	