



## Minutes of Wimbledon Park Co-operative General Meeting held on Wednesday 31 January 2024

Agenda item	Action/Outcome
<p><b>1. Attendance and apologies</b>            In attendance: Linda Stevens (LS), Hugo Pastor (HP), Stephen Johnson (SJ), Rosalee Kelly, Lara Clayton-Kelly, Philip Van Wyk, Phyllis Edwards, Kathleen Ryan, Celina McMurray            Idaham Ramadi (IR)            Sarah Stevens (Wandsworth Council), Sam Morgan (Enable Trees)</p> <p>Apologies: Mary Cunningham, Annelise Jespersen, Martin/Sue Lores</p>	
<p>This meeting was not quorate so it was agreed for the meeting to proceed without any decisions or votes being held.</p>	
<p><b>2. Declaration of interests</b>            None</p>	
<p><b>3. Agree minutes of previous meeting</b>            This agenda item could not be taken because of non quorate meeting.</p>	
<p><b>4. Matters arising from the previous minutes</b></p>	
<p><b>4.1 Washing of walls</b>            IR said a company in Surrey had provided a good price for washing of walls. Quote of £3,000.</p>	

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<p>Steam cleaning not jet washing. It will remove fungus but not damage paintwork. Company will provide water so no need for access to residents' taps.</p>	
<p><b>4.2 Weeding</b> IR said he is meeting a company the next day regarding this.</p> <p><b>4.3 Cleaning</b> IR said some street- sweeping had taken place that morning, although the Council hadn't notified him of this.</p> <p><b>4.4 Street lights</b> A number of street lights around the estate aren't working. IR said he is pursuing this.</p>	
<p><b>5. Office staffing</b> IR said still in process of recruiting for admin role. Two previous candidates offered the job but they turned it down.</p> <p>IR asked for residents to leave voice messages if they can't contact him on phone, and to use the 'manager' not 'office'.</p>	
<p><b>6. Manager's report</b> One resident raised issue of cleaning and said it isn't good enough.</p> <p>IR said he hoped residents were seeing a slight improvement but said it would take time. He said it's his job to let cleaners know what standards are and to make sure they reach them.</p> <p>LS asked if cleaning schedule could be provided on notice boards, so residents know what to expect.</p> <p>IR said the schedules have been agreed. They are on the noticeboards in Fernwood, along with details of councillors, etc and on some others. Gradually, all the noticeboards will have the schedules.</p> <p>One resident asked IR how he would like residents to communicate with him about eg cleaning issue.</p> <p>IR said to let him know if standards fall short, and take pictures of any problems. The office staff can't act if they don't know about issues.</p> <p>One resident appreciated that IR was proactive and visible.</p>	

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<p>One resident asked if the manager's report could include a table, or something similar, showing updates on various issues. IR said he would add this to his next report.</p> <p>One resident raised problem of dogs not on leads on the estate. IR said he would talk to resident after the meeting to get more information. Dogs are not allowed to be off lead on estate. LS said she thought it was also an issue with non resident dog owners walking their dogs on the estate.</p> <p>SS said that residents can also contact the Council's animal welfare department if there are problems with dogs.</p> <p><b>Flytipping</b> IR said the Office is working on a policy for bulky waste. For illegal flytipping, have taken action against one resident who has been sent a bill.</p>	
<p><b>7. Cleaning</b> One resident said it's not appropriate to be cleaning lifts on a Sunday afternoon. IR said weekend cleaning should be carried out Saturday mornings.</p>	
<p><b>8. Need for more Board members</b> IR said the need for more Board and Co-op members highlighted by fact that meeting wasn't quorate. If he finds about new homeowner on estate he will explain Co-op to them. He asked those at the meeting to encourage their friends and neighbours to join and get involved.</p>	
<p><b>9. Trees</b> Sam Morgan, Parks Operations Manager from Enable Trees, answered questions from attendees. Asked why there were new trees when not looking after existing ones properly. SM said new trees were 'succession planning'. Need to be planting trees strategically so there is a mixed age of trees, so when trees die/are removed, their replacements will already be planted. Seven have been planted on estate this year.</p>	

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<p>LS asked if size of trees taken into account when new ones planted. She said one has been planted very close to Briardale and asked how big it would be.</p> <p>SM said it would be relocated as it's a lime tree which will get quite big, and had been planted in that place in error.</p> <p>SM said Council policy is for smaller areas to have ornamental trees, and larger areas have trees that grow into more mature specimen.</p> <p>SM said Council policy is not to consult on tree planting but he could have meetings like the current one to discuss issues.</p> <p>One resident asked how 'wrong' tree had been chopped down recently (near Allenswood).</p> <p>SM said this wasn't an error, and quite a long process gone into removal of tree. The tree initially raised months ago by Mary Gell and Martin Green because roots lifting paving slabs. Not enough to remove tree but when we looked at tree found evidence of fungus that would eat at tree. Did further inspections which showed tree structure was 'compromised' and given its location, made decision for health and safety reasons.</p> <p>Resident asked why they hadn't been told in advance. SM said they would be more communicative in future.</p> <p>Pruning: sight was surveyed in October. Survey will be shared. Work will start in next financial year (after April).</p> <p>Light: pruning trees purely for light is against Council policy, want to maintain trees to suitable size. But recognise 'built environment', and will be reduced this year.</p> <p>SM said they have to inspect the trees every three years, but don't have to prune them, unless necessary.</p> <p>HP said it has been 10 years since trees on estate were pruned, and there are lot of hanging/dead branches.</p> <p>SM said there will always be some broken branches.</p> <p>SM said pruning had been carried out on estate within last three years, though not on every tree. He said the trees in the car park hadn't been pruned then but they were among the trees they wanted to prune now.</p>	

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<p>Uneven paving caused by trees: SM said they need to look at what root pruning could possibly be done, and what effect would this have on stability of tree.</p>	
<p><b>10. AOB</b>  One resident raised issue of a red car that had been in car park for long time with no MOT or tax, which had been reported to Council. IR asked residents to continue to report such cars, and copy office in to any emails. He said a number had been ticketed and removed.</p>	
<p><b>11. Agree date of next meeting</b>  Sarah Stevens confirmed that the GM needed to be reconvened within the next couple of weeks, and that it would not need to be quorate to approve minutes etc.</p>	