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Minutes of Wimbledon Park Co-operative Annual General Meeting held on 30 July 2025

Agenda item	Action/Outcome
1. Attendance and apologies In attendance: Stephen Johnson (SJ), Hugo Pastor (HP), Annelise Jespersen (AJ), Pauline McLean, Sue Lore, Andy Bell (AB), Diana Farley (DF), Leila Kassam (LK), Assetou Nimaga (AN), Max Findlay, Rosaleen Kelly, Mick Tully, Mobera Barreto, Sarah King, Roger Mills, Natalia Zhigalina, Joanna Leszczynska, Katie Turfkruyer, Saki Hamada Idham Ramedi (IR), Estate manager Sarah Stevens (SS), Wandsworth Borough Council Maria Spooner, Clemence Hoar Cummings, auditors Minutes taken by AJ	
2. Declaration of interests No interests declared.	
3. Agree minutes of meeting held 31 July 2024 The minutes were agreed.	Action/Outcome Agreed

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4. Matters arising from previous minutes None	
5. Presentation of audited accounts for 2024/25 The accounts were presented by Maria Spooner of the Co-op's new auditors, Clemence Hoar Cummings. The difference in audit fees from 2024 was because they had previously been allocated under a different category – there were also set-up fees for this year. MS said she had dealt with a lot of TMOs The VAT was higher because of late money from the Council.	
6. Approval of accounts Approval of accounts was put to the vote. AJ proposed, HP seconded. In favour: 15 Against: 0 Abstentions: 0	Outcome The accounts were approved.
7. Re-appointment of Clemence Hoars Cummings as auditors SL proposed re-appointing CHC as auditors; AJ seconded it. In favour: 15 Against: 0 Abstain: 0	Outcome Clemence Hoars Cummings were re-appointed as auditors.
8. Proposal that Wimbledon Park Co-operative Ltd continues as an RMO until the next AGM AJ proposed that Wimbledon Park Co-operative Ltd continues as an RMO until the next AGM; SL seconded. In favour: 15 Against: 0 Abstain: 0	Outcome Wimbledon Park Co-op will continue as RMO until the next AGM.

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9. Longest serving committee members step down SJ and AN stepped down.	
10. Election of management committee members Andy Bell proposed by AJ; seconded by PM. SJ proposed by LK; seconded by AJ. AN proposed by AJ; seconded by HP. LK proposed by SJ; seconded by AJ. The proposals and nominations would result in 10 committee members, and the maximum is 15.	Outcome Andy Bell, Stephen Johnson, Assetou Nimaga and Leila Kassam were all re-elected/elected to the committee.
11. Estate manager's report **Surplus funds** Question: what's the benefit of having a large surplus? IR said it's important to continue to try and do more for less. The target surplus is 10% of turnover. Question: what can surplus funds be used for? SS said they can be used for 'improvements' such as bike enclosures, bin enclosures, signage, community events. She said it's also possible they can be used for tree work that the Office has identified needs doing. The Estate Manager and committee would welcome suggestions for estate improvements. DF mentioned redecorations that had been carried out a few years ago at 1-19 Wimbledon Park in bad weather that needs maintenance now. Said leaseholders shouldn't have to pay for it again. SS said there were some things missed off the contract. She said she would come to the estate to have a look with IR. AB asked how the Council's proposed environmental major works programme would fit with any improvements the Co-op decides on. IR said the scope of the environmental improvement project isn't yet known. But if we think the programme misses anything, the Co-op could add to it.	

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12. Dates of future meetings AJ said dates would be sent out when they had been decided upon.	
13. AOB **CCTV at Ambleside** IR said there was one incident where they could get footage, which was passed on to the police. CCTV is still there. Data feeds into Council control room. If incident occurs can ask for footage to carry out investigations or pass to police. Ambleside was an exception to the general Council policy re CCTV on the estate because of the number of incidents, and the Office put forward a business case for it. They only allow one CCTV per estate. He said cost is about £1,500 for two months. **Gardening** SJ said there had been substantial decrease in quality of gardening. IR said some parts of estate had been neglected and he wanted standards beyond Council contract. There were several critical comments from members re gardening. SJ said they were not being monitored (by the Council). AJ asked SS what could be done if Co-op not happy with Council. SS suggested IR to get breakdown of what's in contract and schedules, and then feed back on whether it was being done. SS said Co-op could also explore taking the contract back. LK asked if list of the annual tasks in gardening contract could be obtained. **Brickwork on pathways** IR said he would wait for details of environmental improvement project to see if this would be included. **Trees** IR said Board had agreed for Co-op to carry out its own survey and tags on trees were from independent survey.	Action Gardening contract update Council's Environmental improvement project details needed. Trees Lifespan of lifts and any replacement timescale?

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SJ said Co-op should not have to pay for any tree work as it was result of Council's past negligence. DF said it was disgusting that the Council had contracted the work out to a company whose survey couldn't be correlated with any of the trees. **Lifts** There were several comments about performance of lifts and how often they are checked, and their lifespan. SS said Council lift section will have logs of repairs/faults. IR to ask Council lift section for their views on expected lifespan/replacement. **Windows** Question: as company that installed them is no longer in operation, who do residents go to if they have complaints? IR said double glazed windows have warranty - moving parts no longer under warranty, but frames are. Leaseholders can ask Office for details of company that Co-op uses. **Signs** Are there plans to remove old, faded signs? IR said can be easily replaced. Resident will send in pics of relevant signs to the Office.	