Minutes of Wimbledon Park Co-operative General Meeting held on 25th February 2026

Agenda item	Action/ Outcome
1. Attendance and apologies In attendance: Laura Spencer, Diana Farley, Mrs Oderinde, Laila Kassam, Philip Van Wyk, Ellie Kotzia, Hugo Pastor, Annelise (Proxy vote), Susan Lore, Online - Dolly, Ruby, Lloyd, Max, Pauline Apologies: Toni, Annelise, Assetou **Meeting was quorate** Laura Spencer took minutes	
2. Declaration of interests No interests declared.	
3. Agree minutes of previous meeting (5th Nov 2025) Omissions - WPC decorating issues raised by Diane Approve -Philip Second - Sue Lore All voted on minutes	
4. Matters arising [from previous minutes] 4.1 Gardening - ongoing tender process 4.2. Cleaning - enhanced contract management of the cleaners. Diana delighted	Actions

5. 2026/27 budget IR from Wandsworth - the amount of allowance doesn't impact service charges that leaseholders pay. This is based on actual costs and estimate moving forward Diana - please add headings to page 2 so it can be seen clearly Bulk refuse - Why back to £3000? IR to cover any eventualities Estate repairs (covered in block repairs currently, which is why it's at £0) Tenant repairs - seem to have a huge amount - IR - enhanced responsibilities for damp, use of scaffolding etc Emergency patrol service - includes repairs Deep Cleaning - IR to come back to this Depreciation - will come at the end of the financial year IR spoke about rise of budget and surplus - confident we can finish year with surplus Diane - can Wandsworth provide facial support for mold? SS - no, we have a repairs budget for that Budget - approved - Philip, Sue, Diane, All approved	
6. Estate Manager's Report Questions Philip - Why did the bricks fall off? Thought is that it happened after a cold snap IR update - referral form to Wandsworth to ask if this can be investigated further and Wandsworth have agreed to investigate - comms to residents Dolly and Ruby Ellie - children kicking bricks - could a note be shared about where to play/avoid flowers etc Wandsworth - environmental improvement works from April - perhaps this can be explored through that. Laura - also in my flat. Hugo too Sue - Not convinced by reasons given from GCS after the grass died on the edge of the path during the weed removal process in Dec 2025 IR said that he will continue to explore this and they have agreed to re-seed it	

7. Cleaning GCS deep cleaned, Allenswood, Ambleside and Fernwood They will be seeing smaller blocks in March They were meant to happen at the same time but scheduling issue Deep-cleaning will have to happen on a more regular update to get on-top of cleaning Sue - cleaning schedules - are they shared yet? Each block has a personalised cleaning schedule on noticeboards. If it's not there, please let us know. Monitoring on new schedules Any issues RE cleaning - please let the Office know ASAP so it can be actioned Dolly - work next door, not cleaned up after themselves, sweeping after works have been carried out, e.g. wood cutting. Reported but still not cleaned, work is ongoing and IR will speak to the cleaning team and ask them to action.	
8. Resident's handbook Not had one since 2013 IR shared copies Intention for all properties to have this - summary version every 2 years LS - PDF can go online too on the website IR - seeking feedback Diane - cardboard boxes need flattening before putting them in the bin Max - can't see what you're discussing IR - we will share this online tomorrow morning and ask residents for feedback before it's published Philip - will we give a copy to every property? Can we be more sustainable and provide digital copies? Laura - let's put a stash in the office for people to collect a hard copy Laila - will we print less?	
9. Service Charge To clarify the service charges not impacting the budget - as discussed above Laila - do we have info on what we can spend surplus on? We are exploring with the council Improvements, e.g. soil, gardening things, a path across the grass	
10. Social Events Christmas - 25 Coffee and catch up - 6 We will continue to put events on, thank you for coming, please continue to share and please do lets u know if you have any ideas, a passion, hobby etc to share	

AOB Diana - food bins - locations have been identified and these need to be secured. Hoping for a roll-out by April We are on course for that to happen. Once we are ready, Wandsworth will share comms. Diana - Residents permits/visitor permits Wandsworth are issuing new ones with a new look from 1st April Sue - does this mean that Wandsworth will be solely responsible for issuing permits? No - estate office will still be able to issue What about people who have left the estate but are still using their permits? This will flush those people out Ruby - tree update Co-op wanted to use surplus but not allowed. IR has spoken to Wandsworth about tree survey, consent to carry out works at out cost - they said no Wandsworth will carry out their own survey - January IR is still chasing this to get a response Philip - antisocial behaviour Playground - Fernwood side, early hours of the morning, called the noise team, they said they could come but they don't have the right to move people on as it's not noise from within the building. IR to clarify Has anything been suggested about securing the entrances to the estate? Nothing more people coming in on scooters, e-bikes etc, deliver drivers. Travelling at speed in front of flats on the ground floor. Can we look at things to restrict this from happening? Philip has spoken to the police - they said that had suggested things to the Co-op but nothing had been done yet. IR said we will explore options. Philip - can the playground be locked at a certain time in the evening? IR to put a request in - SS said it should be being locked. Dolly - thank you for listening to our requests. Lloyd - passing of a committee member	