



WELLINGTON
MILLS

HOUSING CO-OPERATIVE

ANNUAL REPORT

15/16





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Welcome to Wellington Mills' Housing Co-operative's annual report

A message from the Management Committee

It has been another challenging year for Wellington Mills, however we are delighted to report that we continued to strive towards improving the way we work and the services we provide to our residents. The past 12 months has seen a new estate office, smart new signage across the estate and encouraging news that more residents have got involved in influencing the way their neighbourhood is run.

The past year has also seen a few changes to our staff team and we welcomed interim Estate Manager Alan Jones to replace Paula Phillips, our previous Manager who resigned in January. Alan has worked with the Board to help us procure new contracts and provided much needed stability for the organisation. The new cleaning and gardening contracts should offer better value for money and improve services for everyone.

Masood Hussain was retained to project manage the refurbishment of the estate office and he negotiated a favourable contribution from Lambeth to assist with the cost. After a temporary relocation to 13 Oakey Lane last summer, the new estate office at 24 Mead Row was officially opened with a celebration party in October 2015. The new office provides a modern, open plan working environment.

Over the past 12 months we have introduced several changes to the running of the estate office in order to provide a better and more streamlined service for the community we serve. You can read more about these improvements inside.

Following the vote to hand back responsibility for the rent collection to Lambeth we employed a Rent Account expert to help us carry out this task. We are still responsible for chasing rent arrears and we are working hard to ensure more tenants keep their rent account clear.



Several members of the Management Committee attended the National TMO Conference in Stratford Upon Avon in June 2015 to raise the profile of the estate. We also delivered on our promise to organise more social events that help to bring residents together and promote community spirit and we held summer and Christmas fairs, that both proved popular events.

It is crucial that our Management Committee drives forward change and improvement and so we held a Governance Training day for Committee Members in November 2015.

After a challenging and sometimes difficult year we are looking to the future with confidence. We hope to appoint a permanent Chair and review how the estate is managed in the future which may result in the appointment of a permanent Estate Manager to take us forward and further improve the way we work, to ensure Wellington Mills estate is safer, cleaner and an even better place to live or visit.



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Celebrating our successes over the past 12 months



We also commissioned several 'history signs' with archive images of the old Wellington Mills factory.

New signage

After 40 years, the old wooden signs around the estate were finally updated with new, up-to-date designs including map diagrams that are much clearer, simpler, more informative and reflect the colour and architectural character of the estate.

We also commissioned several 'history signs' with archive images of the old Wellington Mills factory. They depict the neighbourhood during the Blitz and some of the historical characters who gave their names to the estate.

Reducing rent arrears

We are working hard to reduce rent arrears and ensure more tenants pay in full and on time.

Community events

We have organised two community events this year – a 40th anniversary celebration event and a Christmas 'Winter Wonderland' event.

Social Group

Run by local residents the group has been busy selling raffle tickets for regular prizes and also held a FREE Christmas Draw. In August 2015 they organised a successful coach trip to Eastbourne and are looking forward to visiting Bognor Regis in 2016. They received free tickets to the Young Vic Theatre where Wellington Mills residents enjoyed watching a performance of Shakespeare's "Measure for Measure".





Resident involvement

Residents have worked with us to influence decisions that affect their homes and neighbourhood. A new Residents' Group was formed when Lambeth announced a major works programme in April 2015 (including the replacement of estate windows, roofing, estate lighting and a new heating and hot water system). In addition a Major Works Group liaised with the local authority and reported back to the Management Committee and a new Planning Group ensured that the silver flue next to Oasis was clad so that it fits in better with the surroundings.

A Cleaning Group was formed to ensure cleaning services on the estate were meeting standards and delivering value for money and a new temporary contract with Greylane Ltd was signed in May 2016.

A Gardening Group has considered the needs of the estate and a temporary contract with Groundcare Ltd was signed in May 2016.

A Procurement Group was also formed to review value for money and quality repairs services. Their work is ongoing.

Improving the local environment

We are waiting for a decision from Lambeth's Tree Department on whether we can remove the Tree of Heaven in the triangle of estate land between the Lambeth Road and King Edward Walk. We want to replace it with a smaller tree to prevent further damage to the estate's wooden fence, brick wall and pavement.

Improving the way we are run

We have moved from a paper to a computer based system and reduced the amount of money we were spending on accountancy services by undertaking some accountancy work in-house.



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The year in numbers

100%

of repairs were completed on time

100%

of complaints and member enquiries dealt with within target time frame

95%

satisfaction with repairs

15%

of properties received tenancy checks (beating our target by 5%)

135

shareholders representing 80% membership

Our accounts

Wellington Mills holds around £393,000 in a restricted account that can only be spent for the benefit of the estate. Projects are voted for at the AGM (see page 11 for more details about how you can become a member and vote on exciting projects that benefit your neighbourhood).

Wellington Mills Housing Co-operative Limited Income and Expenditure Account for the year ended 31 March 2016

Income	2016 £	2015 £
Turnover from Management activity	228,077	393,349
Operating costs	(388,689)	282,564
Operating (deficit)/surplus	(160,612)	110,785
Interest receivable and similar income	2,729	2,164
(Deficit)/Surplus on ordinary activities before taxation	(157,883)	112,949
Exceptional items	134,808	-
(Deficit)/Surplus before tax	(23,075)	112,949
Taxation	(554)	(430)
(Deficit)/Surplus for the year	(23,629)	112,519

Notes

All gains and losses arising in the year have been recognised in the Income and Expenditure Account and arise from continuing activities (2015 - the same).

**Wellington Mills Housing Co-operative
Limited Balance Sheet
as at 31 March 2016**

	2016	2015
	£	£
Tangible fixed assets	21,816	5,832
Current assets		
Debtors	169,638	11,780
Cash in hand and at bank	471,753	760,037
	641,391	771,817
Less current liabilities		
Creditors (monies payable by the Co-operative within one year)	(59,065)	(149,878)
Net current assets	582,326	621,939
Total assets less current liabilities	604,142	627,771
Represented by:		
Capital and reserves		
Share capital		
Restricted surplus fund	335,688	334,051
Surplus fund	243,012	269,463
Reserve fund	25,435	24,250
	604,142	627,771

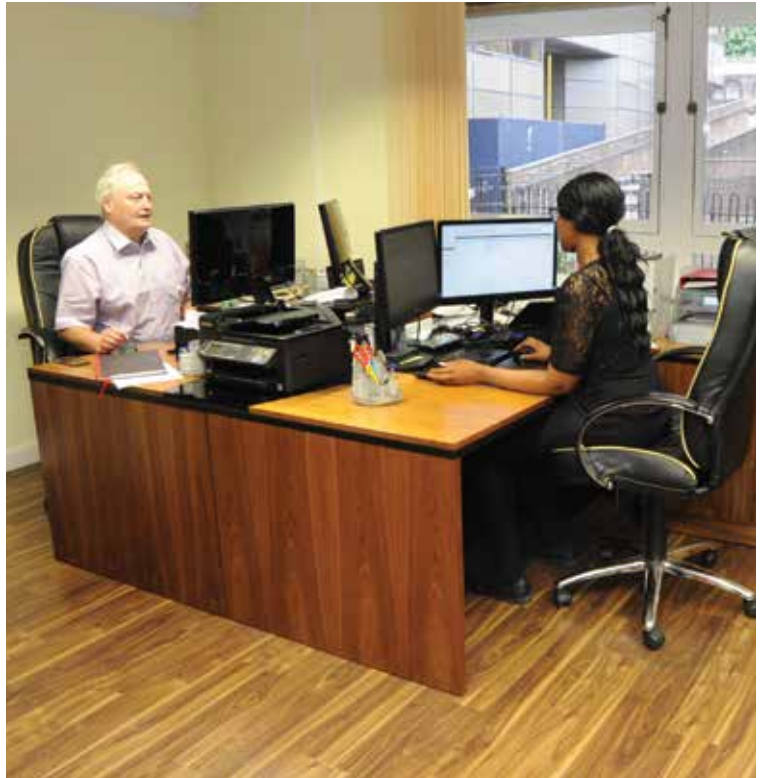
These statements form an extract from the draft accounts approved by the Management Committee in October 2016 and which are available from the Co-op's office on request.

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Future planning

Several members of the Management Committee have formed a Co-op Futures Group to work with an external housing expert and consultant in order to explore future possibilities of how our estate could be best managed.

We rely enormously on the regular election of a new Management Committee and the hard work of members who give up their time unpaid. They take responsibility for all decisions regarding estate management. However, Government legislation is changing all the time and our local authority, Lambeth, is under constant pressure. Therefore we think it is wise to begin exploring a range of possible options should we ever wish to consider other possibilities for future estate management, particularly if it becomes difficult to elect new Committee Members and officers each year.



Meet the Committee Members

Current list of Committee Members

Elaine Whittock (Treasurer)
James Birkett (Secretary)
Carole Garrett (Assistant Secretary)
Jacqueline Branch
Richard H Craig
Mark Jeffers
Martin Mulloy
Barbara O'Keefe
Sue Smith
Doug Wright
Patricia Cryan

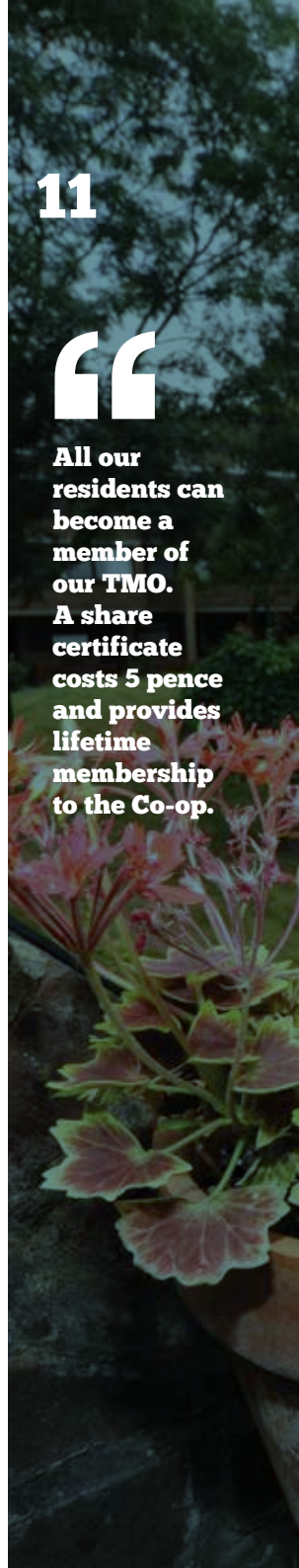
All our residents can become a member of our TMO. A share certificate costs 5 pence and provides lifetime membership to the Co-op. Members are able to nominate and be nominated to the Management Committee and to vote on key decisions regarding service delivery.

Please contact the estate office on 020 7633 0255 to purchase your share certificate so you don't miss your chance to vote on important decisions that affect you and your neighbourhood.

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HOUSING CO-OPERATIVE

Wellington Mills

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Wellington Mills Housing Co-operative Ltd.

Homes & Communities Agency Reg. No C3278

