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**Wellington Mills Housing Co-operative  
Annual General Meeting  
Held on Thursday 20<sup>th</sup> October 2022 at 7:00pm, Oasis Auditorium**

**Present:** Charlotte Axelson (CA, MC Chair), Alistair Crosby (AC, MC Secretary, Minutes), Sheila Smith (SS, MC Assistant Secretary), Frances Murphy (FM, MC member), Pam Dockerill (PD, MC member), Sarah Gomez (SG, MC Member) plus 28 other residents.

**In attendance:** Anthony Ogbue (AO, Estate Manager), Lucy Sudbery (LS, Lambeth TMO Liaison Officer)

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## 1. Apologies for Absence

Apologies were received from Kate Thompson (MC Treasurer), Bryan Scott and Maria Parry-Burns.

## 2. Minutes of the Annual General Meeting held on 30<sup>th</sup> September 2021

These were approved by a vote (Prop: PD, Sec: SS, In favour: 20, Against: 0).

## 3. Election of Management Committee and Officers for 2022/3

The following were proposed and approved by a vote (Prop: Carole Donaghy (CD), Sec: Elaine Whittock (EW), In favour: 28, Against: 1).

- Charlotte Axelson: Chair
- Alistair Crosby: Secretary
- Kate Thompson: Treasurer
- Sheila Smith: Assistant Secretary
- Frances Murphy: Member
- Pam Dockerill: Member

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- Tim Prichard: Member
- Olivia Kaplan: Member
- Sarah Gomez: Member

## 4. Annual report from the MC Chair and adoption of audited financial statements for the year ending 31<sup>st</sup> March 2022

CA provided a brief summary of the report from the MC Chair circulated in advance of the meeting. Simon Hayley (SH) asked about works and maintenance that we chose to do ourselves that should have been Lambeth's responsibility. CA replied that we felt it was the right thing to do given that we had surplus funds and that Lambeth have not been pro-active. CA confirmed that a breakdown of major works costs has not yet been received but thanked Patricia Cryan and the leaseholder interest group for their good work on this front. CA will raise this matter with ward councillors at their surgery on the 2<sup>nd</sup> of November.

AO then provided a brief summary of the audited financial statements for the year ending 31<sup>st</sup> March 2022 that were also circulated in advance of the meeting. Turnover is approximately £205K and we had a deficit of approximately £32K. The majority of this deficit was due to a reduction in allowances from Lambeth. A question was raised about the large increase in money allocated to trade and other creditors (£42K) compared to the previous year. EW replied that a substantial portion of this sum is an unpaid bill to Npower and questioned why this amount should have become so large. AO replied that sometimes there are timing issues when bills arrive close to the end of the financial year. **ACTION AO** to check the impact of this creditor amount on our overall deficit. What would our deficit have been if these bills had been paid? Another question was raised about energy price increases. CA said that these were not yet reflected in the accounts but will hit in the next financial year. Communal heating systems are not included in the government's price cap. The MC plans to write to council directors, ward councillors and our local MP asking what can be done to mitigate the financial impact on residents.

The audited financial statements were approved by a vote (Prop: EW, Sec: SS, In favour: 28, Against: 0).

## 5. Resolution for Wellington Mills Housing Co-operative to continue to manage Wellington Mills properties as per the terms of the Management Agreement with Lambeth Borough Council

This motion was approved by a vote (Prop: Doug Wright (DW), Sec: Brian Vermulen (BW), In favour: 31, Against: 1).

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## 6. Appointment of auditors for the financial year 2022/3

CA proposed to keep our current auditors (K A Johnson chartered accountants).

The motion was approved by a vote (Prop: CA, Sec: FM, In favour: 31, Against: 0)

## 7. Any other AGM business

None.

*Meeting finished at 7:30pm*