

DRAFT



**Wellington Mills Housing Co-operative  
Annual General Meeting  
Held on Thursday 30<sup>th</sup> September 2021 at 7pm, Oasis Auditorium**

**Present:** Charlotte Axelson (CA, incoming MC Chair), Alistair Crosby (AC, incoming MC vice Chair), Tim Prichard (TP, outgoing MC Chair), Frances Murphy (FM, MC Secretary), Sheila Smith (SS, incoming MC Assistant Secretary), Pam Dockerill (PD, MC member) Olivia Kaplan (OK, MC member) plus 26 other residents.

**In attendance:** Isaac Essuman (IE, Estate Manager), Roseline Mann (RM, WM Housing Officer), Lucy Sudbery (LS, Lambeth TMO Liaison Officer)

---

## 1. Introduction, welcome and apologies

CA welcomed everyone to the meeting and thanked them for attending. Apologies were received from Kate Thompson (KT, MC Treasurer), Jean Bagnall (JB, MC member) plus 5 residents.

CA explained that for voting the MC had opted to post ballot papers to members as oppose to a show of hands as this was thought to be the most inclusive method of voting. Ballot papers were posted prior to the meeting, as insufficient numbers of ballots were initially distributed it was agreed to extend the deadline; all votes were to be returned to the office by Friday 1<sup>st</sup> October 2021.

Total number of ballot papers returned:

Oakey Lane - 19

Mead Row - 11

Holst Court – 11

No Name and address given - 3

Total - 44

NOTE: There was no meeting for the 2020 AGM and therefore no minutes to approve.

# DRAFT

## 2. Election of new Management Committee

CA introduced Alistair Crosby as a returning member of the MC, having been the Secretary in previous years he has agreed to assist the Chair as Vice Chair. Olivia Kaplan was also introduced as a new MC member.

- Chair: CA
- Vice Chair: AC
- Treasurer: KT
- Secretary: FM
- Assistant Secretary: SS
- Other members: Tim Prichard, Pam Dockerill, Jean Bagnall and Olivia Kaplan

**BALLOT RESULT: Yes 42, No 2, Abstain 0.**

The new board members are elected.

## 3. Annual Report

CA expressed her gratitude to both Isaac and Roseline for their achievements over the pandemic in maintaining a continually staffed office despite Roseline having to be hospitalised with Covid. The introduction of preventative measures (Perspex screen at the counter, hand sanitisers and mask wearing) has helped ensure against further illness and protect residents.

CA provided an overview of the activities for the year 2020 – 2021, she thanked the outgoing MC members and those that had resigned during the year, Bridget Shield, Maria Parry-Burns, Paul Cottrell, Paul Harding and Margaret Pope for their contributions.

The signing off of the Major works and lack of update from Lambeth regarding invoice amount and timescale was highlighted.

Projects completed during the year included the introduction of a resident's vegetable planter, green waste bin, secure bike storage and foldable table tennis table located in the large playground (residents to supply their own bats and balls).

The sub-committees were discussed by CA with the gardeners continuing on the 5 year programme to enhance the biodiversity across the estate. The Communication Sub-Committee will be looking to update the website with the intention of making it more interactive as well as reviewing the More Welly. The Social Sub-Committee will be re established after a period of being dormant, new volunteers

# DRAFT

would be very welcome, CA requested that residents get in touch with either the Chair or the office if they would like to join any of the Sub-Committees and get involved.

## 4. Approval Audited Accounts for previous financial year 2020/2021

The audited account approval formed part of the ballot results.

Approve Annual Accounts and Balance Sheet for 2020/2021

**BALLOT RESULT: Yes 36, No 2, Abstain 6.**

The accounts are approved.

## 5. Report from the Estate Manager

IE thanked the MC members for volunteering their time to help with ensuring Wellington Mills estate continues to be a pleasant environment to live. He explained that prior to Covid he worked 1 day a week from home and this arrangement enabled an easy transition to out of office working during Covid.

IE acknowledged that the estate is playing catch up with maintenance and repairs across the estate as the programme for these have been affected by the lockdown. Although all staff training was postponed a Health & Safety course has been arranged for IE to attend shortly.

IE confirmed that the office is in the process of undertaking a review of contractors with criteria which will include performance, health and safety and value for money. He stated that the external parking bay bollards are being replaced gradually to ensure the new bollards are fit for purpose, the current chains will be removed.

Confirmed recent works include decorations to Holst Court stair well, OAP flats and large playground, this includes the safety check on play equipment. A new metal gate was put into the full height railings providing access to the new vegetable planter; pavers around the estate were pressure washed and external cables were tied back to improve the estate appearance.

IE stated that Lambeth's financial review initially (dated October 2020) proposed yearly management and maintenance allowance of £??????. The amount was finally agreed in March 2021 at a figure of £222,852, this uplift was achieved after much negotiation.

IE explained the 2020/21 Performance Indicators were where Lambeth council measure the Co-op's performance. With regard to rent collection and arrears, although WM exceeded the targets IE stated

# DRAFT

that rent collection was difficult during the pandemic and thanked Roseline for her attention and persistence on this matter. IE highlighted that Lambeth Client Team's comments on performance stated that all indicators were met apart from average relet time for Short Cycle Voids. This was partly due to factors outside the Co-op's control. IE stated that the option of video viewings of properties for tenants is being investigated.

IE asked residents if they had any questions – No questions from residents.

## 6. Resolution to continue operating as a TMO

Resolution to continue operating as a TMO formed part of the ballot results.

Agree for Wellington Mills Housing Co-op to continue managing Wellington Mills estate

**BALLOT RESULT: Yes 41, No 3, Abstain 0.**

Continuation as a TMO approved.

## 7. Appointment of auditors for the next FY

The reappointment of Mr Keith Johnson formed part of the ballot results.

Agree to Mr Keith Johnson as auditor for 2021/22

**BALLOT RESULT: Yes 37, No 2, Abstain 5.**

The auditors are approved.

*Meeting finished at 7:40pm*