

Review of Activities for the Year April 2021 – March 2022

04/09/2022

The 2021/22 financial year saw Wellington Mills deal with the last of the pandemic shutdowns (hopefully!), keeping the office open, supporting residents and working hard to restore the full estate management service as soon as was possible.

The MC would like to thank both Isaac and Roseline for their efforts over this period and also highlight Abbey the cleaner who continues to provide an excellent service across the estate.

With Isaac's replacement, Anthony, just having started we would like to take this opportunity to thank Roseline for stepping up over the past couple of months and congratulate her on an excellent job.

Scheduled maintenance walk arounds with the estate manager have been introduced. Dates are posted on the notice boards and residents are encouraged to join. The maintenance backlog due to the pandemic shutdown is now being addressed.

The office continues to carefully manage estate expenditure, and we continue to scrutinise our budgets carefully. The allowance we receive from Lambeth Council has reduced every year since 2018-19: in 2019-20 we received £44k less, last year we received £47k less, and this year we will receive 17k less. The allowance from Lambeth will be reduced for at least the next few years and therefore careful budget management will be a priority for estate management.

The organisation had a deficit for this year of £32,730.00. Part of this expenditure resulted from Wellington Mills undertaking works and maintenance that Lambeth, although responsible for, have not provided, such as tree maintenance and removal of stumps.

Lambeth have invoiced the Heating and Hot Water element of the major

works with the bills for the Electrical works still outstanding. The timescale on the invoices for this work has not been made clear.

For 2021/2022 we had two new Committee members join. We welcomed Olivia Kaplan and Alistair Crosby, who returned to the MC after a short break.

General Meetings were held in September and March this year. The September meeting minutes are still to be signed off as the March GM was not quorate.

Up to September 2022 Jean Bagnall has stood down as a member of the management committee.

A big thank you to her for the hard work she put in despite ill health.

The Social Sub-Group has been organising events including in conjunction with Oasis at the Hub next door. The ambition is to extend the activities; the group is looking for new members to plan and drive initiatives that can benefit the community of Wellington Mills.

The improvements to the large playground continue as we search for ways to encourage residents to use the space. During lockdown the large playground became more popular with young families on the estate, but recently the area has become less well used. New planting designs and additional seating are suggestions that are to be discussed with residents.

A number of resident surveys have been completed including Residents' Satisfaction Survey and a survey on installing CCTV on the estate with outcomes published in More Welly.

Residents' concerns regarding security on the estate, including break-ins to a number of garages, dumping of rubbish, and areas of the estate being used for parkour, have led to the introduction of CCTV located strategically to deal with these issues.

The Gardening sub-committee continues to meet and liaise with the gardeners; the increased biodiversity initiative continues resulting in additional ground cover and wildflowers on and around the lawns. The tree stump from the fallen willow was removed and a new tree planted. The overhanging branches from mature trees around the estate were cut back where causing a nuisance.

Our regular estate newsletter, More Welly, continues to be delivered every two months. The contents of this publication have been reviewed, along with the website, which has been enhanced to ensure residents are better informed of the workings of both the estate office and the management committee. If residents have any suggestions for items to be included in More Welly, please post your ideas into the office addressed for attention of Communications Sub-Committee.

We intend to increase the progress on the Business Plan this year; having progressed with the short-term projects we will be reviewing the larger longer-term initiatives. We expect to be able to make progress with these over the coming months and look forward to sharing our updates with our members and residents.

Sub-committees and working groups have been set up to cover many aspects of the estate. If anybody would like to understand how these work, how certain initiatives are progressing or would like to join a sub-committee, please do get in touch with either myself or Anthony.

Charlotte Axelson

Chair

For and on behalf of the Management Committee