

MINUTES

RESIDENTS' MEETING

Held on Tuesday 22 March 2022 at 7.30pm at the Co-op office

The quorum for the meeting was not achieved. The meeting was reconvened at the same place and time on Tuesday 29th March 2022

The meeting started at 19:40h. Catherine Desson, Chair, led the meeting

1. Present/Apologies

- Present x8 – Sarah Ashwell, Catherine Desson, John Fooks, Leslie Knight, Dominic Wilson, Sarah Yetman, Elena Zanger + Nasser Hashemi
- Apologies x1 – Mike Biddick, Sarah Stevens/WBC, Sandrine Tiller
- The meeting was **not** quorate (nine Residents required, seven in attendance)
- The meeting will reconvene in one week to approve proposals, etc

2. Minutes of last Committee Meeting – approval

- The minutes of 09 March 2021 Residents' Meeting were agreed as a true record of the meeting
- The minutes were proposed for adoption by Sarah Yetman and seconded by Catherine Desson
- All others agreed with the proposal

3 - Matters arising from previous minutes

- Item 3 - Matters arising from previous minutes – Item 3 – Continuation ballot
 - **NEW ACTION IDENTIFIED AT 09/03/21 MEETING – Catherine Desson** – raise issue of sharing benchmarking data at next Co-op Forum meeting
 - Update on 23/03/2022 - Was presented at the recent Co-op Forum and no response received since then.
- Item 6 – AOB – Roof repairs – ACTION – Mike Biddick/Leslie Knight find out more about insulations grants and feedback to Nasser Hashemi
 - Update on 23/03/2022 - Nasser advised there is no access to the void between flats/roof. No further action needed
 - Nasser added that the WBC roof replacement will also including redecoration of the rendering and metalwork

4 – Declaration of interests

- There were no declarations of interest
- For info, Declaration of interests will now appear as an agenda item for all meetings – Audit recommendation that it should be added for Residents' and Annual General Meetings from now on (it has already featured on Committee meeting agendas for some time)

5 – Budget 2022/23

- Nasser Hashemi presented the draft budget 2022/23 for adoption and highlighted the following key points:

- WBC have provided an uplift in allowances of 2.83% overall = £88,422.12. WBC have since agreed to pay the extra 0.5 per flat for the property that although is a leasehold, 50% is rent (which increases the allowance to £89256.48).
- Service charge will rise by 3.5% = £61,505.69
- Recent discussions with WBC have led to a slight upwards adjustment in allowances – this was caused by the fact that one of the recent WBC tenants who purchased their property from the Council, purchased 50% - WBC therefore owed an additional 50% share in tenanted allowance for that particular property
- Two new leaseholders (1 at 100% ownership, 1 at 50% ownership) bring the estate to 50:50 leaseholder v tenanted
- Deficit of £3,781
- John Fooks noted:
 - Service charge increase – made up of an increase in the number of leasehold properties from 42 to 43.5, plus an increase in costs of 3.5%
 - 20% has been put aside for future electricity costs, due to current circumstances
 - The deficit will be managed during the year
 - Service charges, compared to other estates is comparable for properties of this nature
- The budget was proposed for adoption by Catherine Desson and seconded by John Fooks
- All others agreed with the proposal

6 – Projects 2022/23

- Nasser Hashemi provided an update on planned projects for the Felsham Road estate for the coming financial year
- He drew attention to WBC-led roof renewal, the **big** project for the year
- Other projects include:
 - Yearly routine works
 - Jetting of main stacks
 - Polishing of blocks
 - Anti-climb paint above entry gates/bin sheds
 - Projects 2022/23
 - Roof renewal – starting summer/autumn
 - Concealing children’s bike shed – artificial hedging delivered and soon to be installed
 - Additional children’s bike shed rack
 - New estate signs – delivered and soon to be installed
 - Refurbishment of bike shed, JKH – seeking quote for work
 - Removal of old satellite dishes/aerial cables – to be done when WBC roof works take place to save scaffolding costs
 - Relandscaping paved area by bike shed on main green – exploring ideas, quotes – plan to use SIBS grant to fund
 - Phased developments (These are part of the cyclical decs works)
 - Replacement and painting of wooden fencing
 - Reflooring to ground floor communal blocks (five blocks remaining)
 - Repainting of internal communal blocks (completed 2020/21)
 - Repainting of metal rails in communal blocks (completed 2021/21)
 - Repainting of metal railings (communal, outdoor)
 - Repainting of bin chamber doors
 - Repainting of indoor and outdoor sheds
 - Repainting of rear communal doors/frames

- FOR INFO – Nasser Hashemi will be seeking quotes for each of the above elements to start to cost
- Projects long-term (items to keep an eye on, for the longer term, not for now)
 - Upgrade of communal block electrical fuse boards
 - Installation of new communal doors
 - Cyclical decs – major works exterior painting
 - Estate security
 - Survey of main stacks (WBC to provide further information, currently cast iron)
 - Negotiation of allowances with WBC – negotiations to start late 2022 and will come into play for 2023/24 and last for the next five years
 - Very long-term - Replacement of communal window frames (installed 1990)

7 - AOB

- Query re issues with flash flooding
 - Nasser Hashemi referenced three incidents – one caused by waste plaster being poured down the drain, compounded by shallow inlets and narrow pipes (might need work in the future), one caused by build-up of leaves, soil, etc (Nasser and the cleaner now keep a regular eye out for this), final cause unclear
- 2022 Christmas show at Wimbledon Theatre
 - This year's pantomime is Snow White
 - Elena Zanger liaising with Wimbledon Theatre to secure early bird offers (thanks to Elena for her assistance with this)

Catherine Desson thanked everyone for attending.

The meeting ended at 20:10h.

Remaining meetings for 2022 (all start at 7.30pm) – next public meeting is highlighted

Date	Meeting
Tuesday 24 May 2022	Committee meeting
Tuesday 21 June 2022	AGM
Tuesday 12 July 2022	Committee meeting
Tuesday 11 October 2022	Committee meeting