

## MINUTES

### RESIDENTS' MEETING

Held on Tuesday 28 February 2017 at 7.30pm at the Cooperative Offices,  
33 Henry Jackson Road

**The quorum for the meeting was not achieved. The meeting was reconvened at the same place and time on Tuesday 7<sup>th</sup> March 2017**

The meeting started at 7.40pm and was led by Catherine Desson, Chair.

#### 1 - Present/Apologies

- Present
  - § Mike Biddick, Catherine Desson, Leo Findlater, Sharon Osborn, Douglas Toy, Sarah Yetman, Nasser Hashemi
- Apologies
  - § Sarah Ashwell, John Fooks, Elena Zanger, John Fooks, Bernard Brennan
- The meeting was **not** quorate (nine required, six in attendance)

#### 2 - Minutes of last Residents' Meeting - approval

- The minutes of the last Residents' Meeting (6 December 2016) were proposed for adoption by Catherine Desson and seconded by Sarah Yetman
- The minutes were approved as a true record of the meeting. All members voted in favour

#### 3 - Matters arising from previous minutes

- There were no matters arising from the previous minutes

#### 4 – Budget 2017/2018

- Budget now finalised (WBC stood firm on Co-op challenges re gardening costs, etc)
- Summary chart provided at the meeting showing a 1.33% decrease in income overall

	2017/2018 percentage change
Income	1.33% decrease
Block Cost	2% increase
Estate Cost	8% increase
Staffing Cost	12% decrease
Admin/Service Cost	7% increase
Tenant Cost	2% increase

- Benefits to the Co-op in WBC taking back ongoing refurbishment of tenanted flats (boiler, kitchen, bathrooms). Currently 46 tenanted flats on the estate. Recognition that the less the Co-op has to pay out on repairs to tenanted properties the more we will be able to put towards other projects
- A reminder of the Government decision that all council tenant rents are to reduce by 1% each year for four years (Year 1 was 2016/2017, so three more to follow). This decision does not have any effect on the way the Co-op runs its business
- The 2017/2018 was proposed for adoption by Catherine Desson and seconded by Mike Biddick. All members voted in favour

## 5 – Fencing

Recent site visit by Mike Biddick's architect contact – detailed walk around the estate (Mike Biddick, Nasser Hashemi and architect). Extremely useful with the following recommendations:

- § Wood rejected as a material
- § Keep consistency with existing fencing style
- § Accept need for boundary lines for attached gardens (low level)
- § It will be possible to dispense with some unnecessary fencing, thereby saving costs
- § Also likely to be some savings associated with rationalising gates too
- Revised plan now being costed – seeking three quotes, with initial focus on external boundaries (Greville House, Henry Jackson House and John Keall house (petrol station side))
- Firm decision on the way ahead will be taken at May Committee meeting
- Thanks to Mike Biddick in recognition for all his work so far
- Thanks also to the architect
  - § **ACTION – Nasser** – sort card and/or flowers as a thank you

## 6 – Planned repairs 2017

- Review of long list provided with minutes – following additional points made:
  - § Ball park – two new goals and basketball hoops coming March 2017. Wire mesh will be replaced (alternatives being investigated – quotes range from £11k to £28k with WBC bearing the cost – current preference for twin bar rebound product). In due course the ball park area will need resurfacing – this will also be picked up by WBC and is one for next financial year
  - § Bin chamber LED lighting – will be installed in the next two weeks
  - § Communal signs – plans to investigate slate options
  - § Communal landings/polishing floors – starting Spring 2017 with additional repairs where needed. Wider project to consider broader replacement – like for like or gradual upgrade? Will link to risers on stairways
  - § Removal of old satellite/analogue materials – considering best way of achieving this – hire of cherry picker? Tie into guttering cleaning project
  - § Changing communal door locks and keys – currently looking at alternative suppliers
  - § Additional night vision CCTV camera to FH – planned for summer, possibly using wireless receiver
  - § Washing area refurb – new poles arriving during the spring, will be done before summer
  - § Anti-climb paint refresh – scheduled for summer
  - § Jetting stack pipes and gulleys – scheduled for spring
  - § Bench refurb/replacement – plan to apply for SIPPS grant
  - § Fencing – see Item 5 above

## 7 - AOB

- AGM – change to date, now 13 June 2017
- Gardening – 18 March gardening session probably needs to change
  - § **ACTION – Catherine** – consider new date with Sarah, Louise, Elena

The meeting closed at 8.25pm.