

MINUTES

RESIDENTS' MEETING

Held on Tuesday 5 March 2019 at 7.30pm at the Cooperative Offices, 33 Henry Jackson Road

The meeting started at 7.40pm. Catherine Desson, Chair, led the meeting

1. Present/Apologies

- Present x4 – Mike Biddick, Catherine Desson, Sarah Yetman + Nasser Hashemi
- Apologies x3 – Anindita Chakrabarti, John Fooks + Sarah Stevens, WBC
- Quoracy - the meeting was not quorate (nine members required: three members present)
- The meeting will reconvene w/c 11 March 2019 in order to formalise the decisions taken during the meeting

2. Minutes of last Residents' Meeting – approval

- The minutes of 6 March 2018 Residents' Meeting were agreed as a true record of the meeting
- The minutes were proposed for adoption by Catherine Desson and seconded by Mike Biddick
- Everyone present agreed with the proposal to adopt the minutes

3. Matters arising from previous minutes

- Item 5 – Planned repairs 2018/19
 - Re CCTV - COMPLETED ACTION (*Sarah Stevens - circulated new information with WBC guidance*)
 - Re Replacement of communal window parts – COMPLETED ACTION (*Nasser – chase Tony/provider for menu of small item costs (eg window catches, etc)*). Nasser explained that this contractor had not responded to continued requests and Sarah Stevens, WBC has now provided details of an alternative contractor
 - Re Planting of hedges behind new metal fencing – COMPLETED ACTION (*Nasser/Catherine – develop costing proposal for May 2018 SIBS application*) – Nasser added that this was a successful application with the hedges now fully planted
- Item 6 – AOB
 - Re Future SIBS grant idea/artificial planting – COMPLETED ACTION (*Nasser/Sarah Yetman – investigate what's on offer*)
 - Re bin chamber lights being too bright – COMPLETED ACTION (*Nasser – swap light bulbs for lower wattage*)
 - Re Resident participation/SKYPE dial in – COMPLETED ACTION (*Nasser – explore options and report back to Committee meeting*)
 - Re insurance requirements – ONGOING ACTIONS x2 (*Nasser – seek clarity and guidance from WBC on how (and what) they communicate concerning different insurance products + check our tenancy conditions*) – Nasser explained that we now have information and the plan to wait until summer 2019 to communicate this, linked to updated communications to tenants re new rent system

4. Budget 2019/2020

- Nasser Hashemi presented headlines of the Felsham Road budget for 2019/2020.
- Key points to note:
 - WBC allowances for 2019/2020 came in at a higher percentage than anticipated (2.8% increase)
 - Service charges for 2019/2020 to go up by 4%
 - The 2019/2020 budget was proposed for adoption by Sarah Yetman and seconded by Catherine Desson
 - Everyone present agreed with the proposal to adopt the budget

5. Planned repairs 2019/2020

- Nasser Hashemi presented a list of planned projects for the Co-operative for 2019/2020.
- Key points to note:
 - Kitchen/bathroom tenanted property refurbishment – there have been a handful of refusals to participate in this exercise
 - Installation of Gigabit Community Fibre internet – work started 05/03/19
 - Removal of old satellite dishes and wiring – hoping to tackle this summer 2019
 - Installation of fire doors to remaining tenanted flats – only three or four tenanted properties yet to have fire doors installed

6. Continuation Ballot results

- Background/reminder
 - Continuation Ballot must take place every seven years – a requirement of the Management Agreement with WBC
 - Last done 2012 – 66% participation and 100% support for Co-op continuation
 - This year the continuation ballot took place between 11 and 25 February 2019
- Excellent results for the Co-operative alongside very positive feedback on ease of participation
- 100% support for continuation with 79.5% participation, significantly up from 2012
- Evidence of residents being very satisfied with how the estate is run
- Next Continuation Ballot will take place in 2026

Results

	Number of votes	Percentage share	Support continuation
Tenants	33 of 46 voted	71.7%	100%
Leaseholders	37 of 42 voted	88.1%	100%
TOTAL	70 of 88 voted	79.5%	100%

- **ACTION 1 – Nasser Hashemi** – ask WBC for Continuation Ballot benchmarking information across the Borough (and wider if possible)

7. AOB

- There were no AOB items

The meeting ended at 8.05pm.

Forthcoming meetings to end 2019	
Tuesday 11 June	AGM