

**Minutes of the reconvened Remote AGM of Tuesday 7 November 2023 at 6:30 pm, reconvened from Monday 30 October 2023 at 6:30pm.**

**In attendance:**

Board Members:

Val Boxall (VB) -Chair

Vicky Dickson (Vicky)

Ayo Oyelami (AO)

Peter Paviour (PP)

Sara Taylor (ST)

Peter Turnbull (PT)

Staff:

Chris Clutterbuck (CC) -Housing Manager

Sue Devine (SD) - Minute Taker

Tom Gates (TG)- Resident Participation Officer (RPO) Wandsworth Borough Council (WBC)

Residents:

Anna-Rae Griffiths (A-RG)

Carol Griffiths (CG)

Sherril Griffiths (SG)

**1.0 Introductions and Declarations of Interest**

The Chair welcomed all to the meeting. There were no declarations of interest.

**2.0 Apologies**

None

**3.0 Adoption of Minutes from the 2022 AGM**

There were no questions or matters arising, all approved.

**4.0 Audited Accounts 2022/2023**

CC went through the accounts and advised that the accounts are required to be formally approved. Page 7 shows the income statement, revenue of £717,600 as of 31.3.23, and administrative expenses of £830,300 (a deficit of £112,700.) Interest received was £15,331, resulting in a net deficit of £97,369. Forecast in budget ¼ million repairs on the estate, non- service chargeable. Next year's 128K surplus. On page 8 (Balance Sheet) shows £1,068.440 in cash and reserves. All members approved.

**5.0 Housing Manager's Report**

CC presented the report.

**5.1 New Bike Enclosure**

A new larger enclosure next to Macdonald House will replace the existing green ones and will double the existing capacity. Availability will be on a 'first come first served' basis. The existing ones will be gifted to other estates. TG is chasing quotes from contractors to remove and once approved at the

next panel meeting works can commence. Costs are funded through the council's Small Improvements Budget (SIBs.)

## **5.2 Major Works**

### **5.2.1 Dry Risers**

All five high-rise blocks on the estate will have dry risers installed externally with outlets on every floor in the stairwells. Residents will be updated in due course via letter from Wandsworth Council (WBC.)

### **5.2.2 Water Tanks**

These will be renewed on the roofs of the following blocks: Langhurst; Farnhurst; Rushlake; Hopkinson; Bishopstone; 1-8 Lodsworth and 56- 77 Dresden. Tanks on all other blocks have previously been renewed. The contractor's container will be situated on the turnaround point in front of Dresden House.

## **5.3 Drugs Issues**

The RMO is aware of why users are attracted to the estate and is working with the police to resolve this. Police advise all residents who witness any incidents to report to them immediately.

## **5.4 Statistics**

Detailed on page 2 of the report.

There was a total of 568 work orders from April 2022 to September 2023. The percentage of orders completed within targets according to job priority is detailed on page 3. Good resident feedback for our routine repairs' contractor XML.

## **5.5 Voids**

Details on page 3 show the number of voids in each quarter completed within standard turnaround times.

## **5.6 Rent Arrears**

Details on page 3. The cost-of- living crisis, issues with the Rent Collection Service (RCS) at WBC have increased the RMO's arrears & impacted the hand-back of arrears cases to RCS for legal action. Cases have not been transferred due to new staff at RCS unaware of the procedures.

## **5.7 Tenancy Monitoring**

Stats on page 4. Occupancy checks have revealed sub-letting over the years resulting in court evictions. Illegal subletting is not fair for those on housing waiting lists.

## **5.8 Complaints**

Details on page 4. Five complaints in total three of which not upheld and two partially upheld.

There was a query about potential disruption caused by the installation of the dry risers. CC advised works will be done on a block-to block basis, and scaffolding will be installed outside externally to the stairwells, cutting internally through the brickwork near to the chutes, using diamond-core drills. Scaffolding will be removed after each block is completed.

## **6.0 Comments from the Chairperson**

VB thanked staff for their hard work over the year and requested that all Board member paperwork to be taken to the office to be shredded.

### **7.0 Appointment of External Auditor for 2023/24 and for the next 5 years**

CC explained that every five years an external auditor is appointed at the AGM to go through the accounts. The RMO's current auditors are Simpson Wreford & Partners. (SW&P) CC put out to tender to five companies: Appleby & Wood quoted £5,500, DSK & Partners £8,250; two companies declined and SW&P came back at £4,000 presenting better value. All members voted to re-appoint SW&P.

### **8.0 Resolution to continue the Organisation into 2024**

All approved to continue.

### **9.0 Resignation of Board Members & Election of New Board Members**

Current Board Members stood down and new Board members nominated:

ST nominated by VB

PT nominated by VB

Vicky nominated by VB

PP nominated by VB

AO nominated by VB

VB nominated by ST

CC advised that for a £1.00 membership fee, official shareholders can become board members or co-optees. Board members must resign at the AGM. They meet once a month (except November 2023 due to the AGM,) and attend sub-committee meetings ie social sub-committee. Any questions can be directed to CC or SD at the office.

### **10.0 Any other Business**

The issue of installing a defibrillator was re-raised (previously discussed at Board meetings.) CC advised this could be installed on the wall outside the office. Costs are approx. £3k, a previous application for Lottery funding was unsuccessful. The Board to decide if they want to fund this out of office expenses. CC advised no other estates have them.

There was a query concerning the yearly maintenance charge; comments that it would be a good asset as it saves lives and to check for further funding. The British Heart Foundation (BHF) have withdrawn funding, but this may be a possibility in the future.

### **ACTION: CC TO CHECK FOR FURTHER FUNDING**

VB will advise current Board members of the next & final Board meeting of 2023 likely to be late November.

There was no further business.

The meeting ended at 7:10pm.

Next AGM: date to be confirmed.