

**PATMORE CO-OPERATIVE**  
**ANNUAL GENERAL MEETING**  
**COMMITTEE ROOM, TREVITHICK HOUSE**  
**WEDNESDAY 5<sup>th</sup> JULY 2017**

**Members Present:** 29 residents. See attendance register

**Officers:** Chris Laytham (Co-Op Manager); Julie Carr (Finance Manager); Mary Powell (Estate Services Manager)

**1. Chair's Opening Remarks**

The Chair welcomed everyone to the meeting which commenced at 6.45pm. There were less than 25 members present at that stage but it was decided to have a discussion on general issues on the estate.

- A number of residents expressed concern at an outdoor event which had taken place on the previous weekend near to the football pitch/Patmore St. This had now become an annual event and there was anger about the noise, mess, drugs and parking. It followed a similar nearby event which had taken place in late May. The Chair reported on steps which the Co-Op had taken during the year. These included regularly raising the event with the police and the Council at Safe Neighbourhood Team meetings and a letter from the Co-Op solicitor to the Police Superintendent. A meeting had taken place on Friday 23<sup>rd</sup> June with the police and the Community Safety Manager from the Council. A couple of the event organisers were also present. Police had said that they could not ban the event although they could disrupt it. They had put in additional resources as there were concerns that gang warfare might break out at the event. The Co-Op had allowed use of the CCTV cameras to the police. The Inspector for the Battersea sector had provided the following information:-

There was approximately 300 attendees.

The figures are subject to increase as stops are put onto the system but as a snapshot of the day:

28 searches (with others seen to turn away from the event once they noticed they would be searched).

1 arrest for Possession with intent to supply

1 arrest for possession of drugs

2 vehicles seized

1 knife recovered.

The Co-Op Manager reported that the CCTV had picked up details of the event but it was difficult to pinpoint any activity by individual residents. The DJ had come from Peckham and a generator was used for the sound system. It was commented from the floor that 90% of those present were not from the estate in any case.

The views from the residents was that although the police presence may have prevented death, they left site too early and that the level of nuisance and anti- social behaviour was as bad as ever. The Chair said that he would look to convene a meeting for the residents with police, councillors, the new MP and senior council officers though he requested that if he did that, it was essential that a there was a good turnout.

- There was discussion about the lack of parking enforcement in particular around the blocks next to Stewarts Rd. It was reported by residents that vehicles are being parked without permits and the owners going to work over at the industrial units. The Vice Chair of the Committee said that he would take this up with the Council's parking team and also seek clarification on the frequency of patrols by traffic wardens.
- The Chair asked residents if they were aware of plans to re-route the P5 bus which would involve the re-opening of Thessaly Rd at the Battersea Park Road end. It was pointed out that the road had been closed many years ago after pressure from local residents following a child being killed. It was also noted that the P5 had been hard fought for as a bus for the estate and that it was important that the destination sign on the bus remained as "Patmore Estate". Residents were urged to make their views known to TfL and local Councillors.

At 7.15pm, it was clarified that 25 members were now present and the business of the meeting could proceed.

## **2. Apologies**

None were received.

## **3. Minutes of Annual General Meeting – 20<sup>th</sup> July 2016**

The Chair asked for a proposer and seconder from those who had attended the last AGM on 20th July 2016 to accept the minutes as a correct record of the meeting. **This was proposed by Doreen Bennison and seconded by Jenneh Duwai.**

## **3. Annual Report & Financial Statement – 2016-17**

The Chair took the meeting through the report page by page and invited comments:-

- Kitchens. The Council is currently providing additional funding to do 30 kitchen re-furbishments per year. It was confirmed that 30 were completed during 2016-17 and works are well underway during the current year and the Co-Op is having to use some of its own resources to supplement the work. It was clarified that any new kitchens installed in vacant properties are in addition to those in the tenanted properties. Also in some cases where units and worktops were renewed previously, additional works are being done to wall tiles, floors, electrics etc to bring the kitchen up to the full standard.
- Boiler renewal contract. The Co-op Manager confirmed that the boiler replacement programme is scheduled to go on for another 20 weeks and that the aim at the end is to ensure that all of the tenanted properties have combination boilers. The boiler will not be replaced under this contract if it is already a combi.
- Cleaning. The Chair asked what residents thought about the standard of cleaning. There was a mixed response with some dissatisfaction being expressed about Bonsor and Crampton Houses and it was also felt that the standard from Wettons was not as good as when the contract first started 4 years ago. The Chair said that this contract and the grounds maintenance will be re-tendered in the near future.
- Estate Security. It was confirmed that this heading was for CCTV. It was asked whether a camera could be fitted at Martley House due to anti-social behaviour going on around the entrance area. It was suggested that a request be made at the consultation meetings which are held in springtime when the budget is being set. A similar request was made for Cudworth House. There was a query whether a camera would be fitted at Billington House as this had been included in the previous year's budget. It was explained that at that stage, funding had not been allocated to deal with the major works involved in re-instating the cameras on the Lambeth part of the estate. However these funds had now been set aside in the current year's budget and the Billington House camera could be installed once the major works are complete.

A motion was then proposed to approve the accounts.

**Proposed: Lorna Ashley**  
**Seconded: Brian Burningham**

**The motion was approved with no votes against.**

#### **4. Appointment of Auditors**

A motion was proposed to re-appoint Nexia Audit Ltd, 1 Riding House St, London, W1A 3AS as the Co-Operative's auditors.

**Proposed: Jenneh Duwai**  
**Seconded: Ervine Smith**

**The motion was approved with no votes against.**

### **5. Management of the Estate**

The Chair advised that there is a requirement at each AGM, that a resolution is put as to whether or not the Co-Operative continues to manage the estate.

**A resolution to this effect was:**

**Proposed: Paul O'Halloran**  
**Seconded: Dileas Campbell**

**The motion was approved with no votes against.**

### **6. Election of Management Committee 2017-18**

The 2016-17 Committee automatically stood down. Nomination forms were received from the following Co-Op members to be members of the Committee for 2017-18. These were Lorna Ashley, Doreen Bennison, Brian Burningham, Dileas Campbell, Julie Cotter, Jimmy Dodd, Jenneh Duwai, Verline Forrest, Jennifer Henriques, Heather Kutsoati, John Osbaldeston, Munirah Olton, Ervine Smith, Workaferu (Tutu) Sahle, Juliette Williams,

**The members ratified the election of the 15 nominations.**

### **7. Any Other Business**

- The Vice Chair referred to a leaflet that had been circulated round the meeting about the project which the Co-Op is undertaking with ASH. He added that it was important that as many residents as possible give their views to the student researchers so that the voice of the estate can be heard when the final report is produced. This was received with enthusiasm by those present.
- It was requested that the barrier gates at the corner of Hookham Court/Beames House be locked and also at the end of the service road behind Fowler House. The Co-Op Manager said that the one at Hookham had been locked before but it kept being re-opened. He would have a look

at whether a more effective lock could be used which would still allow access for the emergency services.

The meeting closed at 9pm.

Signed \_\_\_\_\_ Date \_\_\_\_\_