

PATMORE CO-OPERATIVE
ANNUAL GENERAL MEETING
COMMITTEE ROOM, TREVITHICK HOUSE
WEDNESDAY 18th JULY 2018

Members Present: 29 residents. See attendance register

Officers: Chris Laytham (Co-Op Manager); Julie Carr (Finance Manager); Helen Chantry (Estate Services Manager); Kafui Brese (FAST)

1. Chair's Opening Remarks

The Chair welcomed everyone to the meeting which commenced at 7pm.

2. Apologies

John Osbaldeston, Gee Campbell & Juliette Williams.

3. Minutes of Annual General Meeting – 5th July 2017

The Chair asked for a proposer and seconder from those who had attended the last AGM on 5th July 2017 to accept the minutes as a correct record of the meeting. **This was proposed by Brian Burningham and seconded by Lorna Ashley.**

There were the following matters arising:-

- Annual Memorial Event (Pricey Day). There was discussion about the event which had taken place again on 1st July with a further event on 7th July. It was noted that there may have less people attending this year's events but the noise and disturbance were as bad as ever. The Public Space Protection Order which the Council had put in place had not improved the situation. Some residents were of the view that the celebration of friends isn't wrong. However the event has been getting out of control and needs to be monitored. A brief report from the Police Sergeant was handed round which stated:-

The intelligence of this event taking place did not develop any further after our visit to the estate on Friday. Therefore we did not put anyone in to monitor CCTV.

There was a police presence in the estate from around midday based on last year's events but clearly recent activities around similar BBQ's pushed it to a later start.

In total two reports were made to the police at approximately 2045 hours and a public order unit was despatched within 10 minutes.

A dispersal notice was put in place and the groups were dispersing by 0115 hours.

Duration of the event from report to closure was restricted to a little over 4 hours (compared to 15+ hours in 2017) and with little other than a passing comment to use as intelligence.

No crimes reported overnight linked to the estate.

The Co-Op will be arranging follow up meetings with the Police and the Community Safety team in the Council

- Concerns were expressed about the increasing pressure on parking on the estate due to ongoing building work and more housing. One resident said that she is gathering signatures on a petition.
- The Chair confirmed that the TfL proposals to change the P5 bus route had been dropped and that the barrier at the end of Thessaly Rd would stay in place. This was welcomed by the meeting.

4. Annual Report & Financial Statement – 2017-18

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

- Kitchens. It was noted that 55 kitchens had been upgraded. The Estate Services Manager raised a query from the previous year's minutes where it was stated that there was funding for doing 30 kitchens. The allocation from the Council had been increased from an initial £120,000 to an eventual payment of £248,000. In addition around 15 kitchens had been partially upgraded as a result of alterations during the capital scheme to install new boilers. The cost of these had been covered under the capital scheme although the Co-Op had put in some additional funding to bring these up to a full standard.
- CCTV. The Co-op Manager confirmed that the project to replace all of the cameras was now all but complete. There are 41 working cameras on the estate and they are now connected via a wireless network which will avoid the problems with damaged underground cabling which has occurred previously.
- Cleaning. The Chair drew attention to the section of the report covering the retendering process for the contract and the Committee's decision to appoint Green Team. In response to a question about staff previously employed by Wettons, the Chair and Co-Op Manager explained that they were covered by Transfer of Undertakings, Protection of Employment regulations which covers situations where there is a change of contractor. The Estate Services Manager said that she would be monitoring the deep cleaning programme to ensure that safe practices are followed to prevent water entering the electrical system or causing slip hazards. The Chair said that the contract had only commenced on 1st July but he wanted to encourage residents to give feedback on how it is going. Schedules will be posted in the buildings soon setting out the daily and weekly tasks under the contract so that everyone can monitor what is going on.
- Door Entry. There was a question about increasing costs of repairs to the systems. The Co-Op Manager explained that much of this is due to wear and tear on the electronic cylinder locks now that some of the systems are several years old.
- Heating. It was asked what the £77k was for. The Co-Op Manager said that this was for the heating contract which covered the call outs for routine breakdowns, annual servicing and other minor repairs. Larger repairs eg replacement of radiators and flues have to be paid for as extras.
- Office Costs & Overheads. It was commented that these costs had been kept stable which was to be welcomed.

A motion was then proposed to approve the accounts.

Proposed: Mary Fuller

Seconded: Doreen Bennison

The motion was approved with no votes against.

5. Appointment of Auditors

A motion was proposed to invite quotations from two other companies to see how these compare to Smith Nexia and Williamson.

The motion was approved with 10 votes for and 9 against.

6. Presentation by Kafui Brese of FAST

7. 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: Jennifer Henriques

Seconded: Lorna Ashley

The motion was approved with no votes against.

8. Election of Management Committee 2018-19

The 2017-18 Committee automatically stood down. Nomination forms were received from the following Co-Op members to be members of the Committee for 2018-19. These were Lorna Ashley, Doreen Bennison, Brian Burningham, Jimmy Dodd, Jenneh Duwai, Verline Forrest, Jennifer Henriques, Samantha King, Alison Knight, Heather Kutsoati, Paul O'Halloran, John Osbaldeston, Munirah Olton, Mulwanya Solomons, & Naana Turkson

The members ratified the election of the 15 nominations.

9. Proposal to Amend the Constitution to Reduce the Quorate

A motion was proposed to reduce the quorum for general meetings to 12 members. This was agreed with no votes against and a process will now be undertaken to register this with the Financial Conduct Authority under the regulations covering Community Benefit Societies.

10. Any Other Business

The Chair reported that it had been agreed that the local Councillors for Queenstown Ward could use the Committee room for a monthly surgery which will start from August. He added that where a resident had a grievance about a service provided, there is a complaints procedure and he asked that this be used before councillors are approached. It was added from the floor that the surgeries should be used for promoting issues that the councillors can campaign for and not just as a complaints' forum. .

The meeting closed at 8.35pm.

Signed _____ Date _____