



@PATMORECOOP



The Residents Newsletter of Patmore Co-Operative

June 2018

ANNUAL GENERAL MEETING
WEDNESDAY
11 JULY 2018
from 6.30pm to 8.30pm
ROSE CENTRE
ASCALON STREET, SW8 4DZ
Opposite Savona Estate

The main business of the meeting:

To approve the Co-Operative's accounts for 2017-2018. If you would like a copy in advance of the meeting, please come and collect one from the office or call us on 020 7622 4495

To review the Co-Operative's work over the last year and what is planned for the coming year.

To elect 15 Management Committee members for the next 12 months.



All residents are welcome to attend but only members of the Co-Operative can actually vote to approve any proposals. However you can enrol in the Co-operative on the night by payment of £1 for a share certificate.

Our Homes, Our Vision for the Future...Our Patmore



We are pleased to welcome a new member of staff to our team. Helen Chantry took up post as Estate Services Manager on 18th June and replaces Mary Powell who has moved on to run a housing Co-Op in Hackney.

Helen has been very active in a Residents Association on her own estate in the Battersea area. We feel sure that her experiences there will help her to settle in on the Patmore and bring in new ideas to improve our services and encourage more residents to become involved in the estate and the Co-Operative.

Helen says that her objectives include: "Getting around the estate and meeting with residents to set up a community events team and applying for funding from the Big Lottery to arrange day trips Working on getting the Hookham Court/Deeley Road playground area regenerated by bidding for funds from Wandsworth"

The Annual General Meeting—11 July 2018

Come to the AGM

You can ask questions on how the estate is being run and how the money is being spent.

You can give your views on the priorities for the coming year – what you feel is important for your home and the neighbourhood.

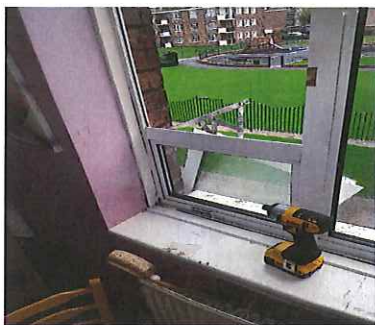
You can have your say in who is elected on to the Committee.

You can stand for election to the Committee.

Last Year's Accounts

The meeting will be asked to approve the accounts and the annual Chair's report for last year.

Copies of the accounts will be available at the meeting. They show that the Co-Op had a substantial deficit last year due to increasing expenditure on items such as window repairs, trees and kitchen improvements. We also had to spend a considerable amount on measures to deal with dampness and condensation.



A lot of this work is necessary for urgent safety reasons for instance where windows have fallen out or trees have collapsed.



However, the effect of this expenditure is that our reserves have been reduced to just over £18,000 and it is vital that we make a surplus during this current year.

To achieve this, we are proposing to:-

1. Negotiate with the Council about extra funding for window repairs
2. Make sure that we use contractors who can provide the best value for money
3. Cap expenditure on kitchen improvements at £200,000 unless the Council can increase its allocation to us. At present, all of the money is committed and we are having to put some on a waiting list until the funds are available.

Why not join the Committee?

Under the Co-Op's Constitution, there can be up to 15 members of the Committee.

Committee members work on a voluntary basis, attend approximately 8 meetings during the year (normally on a Wednesday from 6.30pm) and are expected to abide by the decisions.

However, Committee members are not expected to take flak for things that go wrong – there is a team of paid staff to support them.



Being a member has its rewards!

- First and foremost, you can have a key say in how the estate is run and the standards of service provided. These are the important decisions about your home and environment and those of your neighbours.
- A strong Committee helps to improve the services generally. In fact, if you want a local office and staff on site it depends on their being a Committee to oversee it all.
- It helps members to make links with other agencies who are providing public services.
- It might help with paid employment opportunities – a lot of employers look favorably on voluntary work which contributes to the benefit of the community.

Other Business for the AGM

- there is a requirement at each AGM that a resolution is considered as to whether the Co-op continues to manage the estate.
- The meeting will also agree the appointment of our auditors for the coming year

Public Space Protection Order to take effect from 28 June

Earlier in the year, the Council in conjunction with the Co-Op carried out a consultation exercise after concerns from residents about anti social behaviour and crime from out door events on the estate..

As a result a Public Space Protection Order has been brought into effect and you will find details of this with this newsletter. Signs are also being put up around the estate like the one in the picture below.



Obviously this order did not prevent the annual Pricey Day event taking place this last weekend. The Co-op has received feedback on the event from the Police and we will make that available at the AGM. We have also made strong representations to the police, local councillors and the SNT for Queenstown about our

disappointment at what happened. The Co-op is absolutely disgusted that this event continues to cause massive disruption and extra expense of cleaning afterwards. We have asked for help to stop this event year after year and any residents who we identify as organisers or facilitators will be reported to the Council and we will ask for appropriate action to be taken against them.

Use of Amenity Greens

Over the past few weeks as the weather has got better, we have been receiving more complaints about people misusing the greens. These have included:-

Ball games being played despite signage prohibiting this

Trees and grass being abused.

A drain cover and railings vandalised.

Loud music being played sometimes with explicit lyrics

Dog owners allowing their pets to foul the greens. We will be discussing with the dog warden service about issuing penalties against offenders

The greens are meant to be available for the enjoyment of all residents but they are not welcoming places if these types of activities are going on. Please respect the areas—we are lucky to have them in this day and age on an inner London estate and think about the peace and quiet of other residents when you are using them.

Cleaning & Grounds Maintenance

Earlier this year, we invited 8 companies to tender for the cleaning and grounds maintenance contracts on the estate. 5 of these submitted proposals. We checked these in detail and then the 3 lowest priced were interviewed by members of the Co-Op's Management Committee.

In the end, we have decided to award both of the contracts to Green Team. As many residents will



know, they have provided the grounds maintenance to the estate for many years and we have generally had good feedback on their work. We believe that combining these 2 outside services will help to improve both and Green Team have new ideas on how to supervise the work and carry out the deep

cleaning.

We had to give 3 months notice to the existing contractor Wettons and Green Team's contract begins on 1st July. However they have been doing some preparations on part of the estate and the photo here shows them carrying out deep cleaning in Bonsor House. Once the contract is settled down in around a couple of months, we will be putting up schedules to let you know what you can expect from the service.



New Keep Fit Equipment on the Estate

A few years back, we had feedback from residents that they would like some fitness equipment to be installed at the estate. The photo shows the new equipment which is next to the football pitch and playground which are behind Marsh and Mansell Houses on Patmore St.



pitch and playground which are behind Marsh and Mansell Houses on Patmore St.

Funding was provided by the Council and the Riverside Environmental Fund

Further works are planned to the play facilities on this part of the estate and we are also looking to obtain funding to do work on the other playgrounds. There will be consultation with residents on any proposals.

Chelsea Fringe Event



The Co-Op was delighted to host an event for Chelsea Fringe Week in May. This consisted of a flowerbed in the shape of a sundial which was positioned in such a way to allow people to tell the time of day from the position of the sun in the sky.

The plants from the sundial have now been placed in the planters along the balconies of nearby Cudworth House

Additional planted beds are located near Drury, Brady & Jenkins/Trevithick Houses which we want to try and retain and if anyone wants to give them a watering particularly during the dry summer months, that would be much appreciated.

We would like to thank Nine Elms from the South Bank and Edible Avenue for approaching us to host the scheme. Also to Urban Canopy for designing such an imaginative project. We hope that this will be the first of many on the Patmore. Also thanks to recently elected ward councillor, Paula Walker for her personal efforts in planting out the beds



Contact Us

If you have any comments on this newsletter or any other matters about the estate, you can send them to:-

- the Co-Op Manager, Chris Laytham at CLaytham@patmore-co-op.org.uk
- Or the Chair of the Management Committee, Mr Jimmy Dodd jimdoddx@aol.com

You can also keep up to date with news and views from the Co-Op by following us on twitter [@patmorecoop](https://twitter.com/patmorecoop)

Office Opening Times

Monday to Thursday 9am – 5pm and Friday 9am to 1pm.
Phone service from 9am to 5pm on weekdays—0207622 4495

Out of Hours Emergencies—please call 020 8871 7490

Team email address for general enquiries:-

team@patmorecoop.org.uk