



**RESIDENTS MEETING
WEDNESDAY
21 MARCH 2018
from 6.30pm to 8.30pm
COMMITTEE ROOM
TREVITHICK HOUSE
DEELEY ROAD**

The main purpose of the meeting is to agree the Co-Operative's budget for the coming financial year.

We are setting out some of the main proposals in the centre spread of this newsletter. More information is available from the estate office or you can phone us (020 7622 4495) and we can deliver a copy to you.

Come along to the meeting and have your say on how over £1m is spent on the estate.

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



CCTV Project Starts

In the last newsletter, we reported that we had appointed EJ Vision to undertake a large scale CCTV project on the estate.

The photo above shows Gary Smith from EJ Vision with some of the new equipment

This will involve most of the cameras being replaced and new recording equipment in the office.

Work has now started on site and will continue over the next 2 or 3 months.

Over the past few years, we have had a number of requests at meetings for extra CCTV to be installed to parts of the estate that don't have many cameras at the moment. This project will help us to cater for this in due course.

The Estate Budget—A Brief Guide

Income



The Co-Operative is paid allowances by Wandsworth Council to manage and repair the properties on the estate and to provide services to the common areas of the estate.

The Council calculates this based on what it costs to manage a similar estate in its own stock.

The allowance for this year has been increased by 1.3% and amounts to just over £1.3m.

Agreeing the Budget

The Management Committee of the Co-Operative and staff put together proposals on how the money might be spent. We invited residents to a consultation meeting in February to give them a chance to put forward ideas.



The budget must now be agreed by a general meeting of the residents and this is the main reason for holding the meeting on 14th March.

Repairs

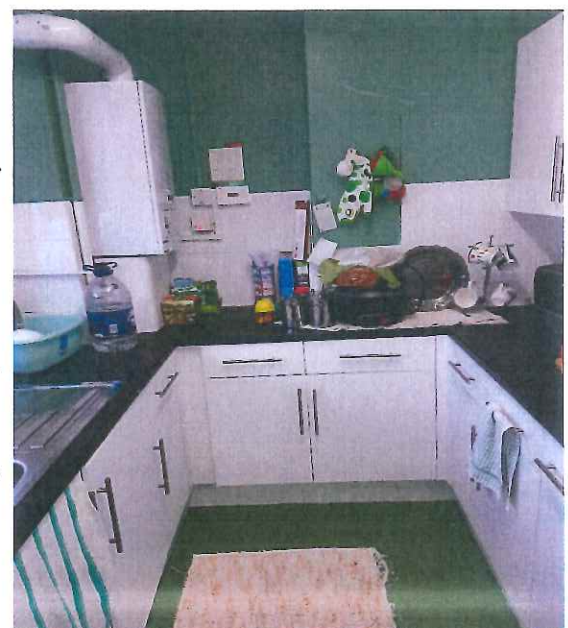
This is the biggest item of expenditure in the budget and covers repairs to the properties and the common parts such as the stairs, intercoms, roofs and water tanks. We are proposing to spend around £465,000 on repairs during the coming year.

Our last newsletter highlighted the problems with windows and we are encouraging residents to report faults to us as window replacement is not likely to take place until the early 2020s. We have already spent £76,000 in the current year on repairs and we know that this trend will continue into next year.



Another big area of expenditure is dealing with mould. It's not just a case of washing down and removing the mould and redecorating but also taking steps to stop it occurring such as better insulation and better means of ventilation. We are proposing to spend £80,000 on measures to tackle mould growth in the coming year.

We want to continue to put money into renewing kitchens. We are hopeful that the Council will give us another allocation of money to continue with the programme but we will put in some of our own funds to try and complete as many kitchens as possible. Following on from the article in the last newsletter, here is another kitchen which was completed based on a lot of input from the tenant. We want to be in a position to do more of these.



Running the Office

One of the many benefits of having a resident led Co-Operative is that we have our own on site staff. These staff are employed by the Co-Op and not Wandsworth Council and aim to provide a personal service. The staff know the residents and the residents know the staff.



What does it all cost?

Staff Costs

We currently employ 4 full time and one part time members of staff who are based in the office. This comes to around £190,000. Not all of this is paid out in salaries. It also includes national insurance & pension costs.

Office Overheads

This covers the cost of training, health & safety, rent on the office, heating, lighting, insurance, computer support, telephones, stationery, photocopying, legal and employment advice, auditing fees. We have renegotiated a number of these contracts in recent years to try and keep costs down. We have put around £113,000 in the budget to cover these items.

Cleaning & Grounds Maintenance

After repairs, the estate cleaning and the upkeep of the grounds are amongst the most important services that the Co-Op provides.

We have recently put both services out to tender so that we can have new contracts in place for the new financial year. 8 companies were invited to put in tenders and we will be reporting on the outcome of these at the meeting.

We are looking for fresh thinking on how the services are provided. For example, the way in which the stairs, lifts and entrances are deep cleaned and for improving the planted areas so that we can really make the estate look great set against all of the new development going on in the area.

We expect to be spending around £60,000 on the grounds including trees and around £140,000 on cleaning including collection of bulk items.



Community Event

In the last newsletter, we reported on a meeting which we had with Community Fibre and that we were planning to hold a joint community event on the estate this summer. The proposed budget contains a sum of £1000 to fund this. The picture below shows a similar event held in 2015.



Co-Op Website

We have recently updated our website and one of the Management Committee members has taken on the role of editor. Some of the main features are:-

Facilities for reporting repairs, making complaints and making suggestions on line

Better news updates

A new section on the history of the estate. Our plan is to build a page with information about the wonderful place where we live. We have already put on a couple of articles— one from English Heritage which gives some fascinating information about the history of the area and the building of the Patmore estate and another containing excerpts from a brochure in the early 1990s when residents were setting up the Co-Op.

We would love to hear from you, if you have any ideas about what you would like to see on this page. Do you have any information about the history of the estate, know where we can find resources, have interesting stories or anecdotes about life on the estate or perhaps some old photos? Please get in touch....

Get Involved in Chelsea Fringe

The Co-Op has recently been approached by Nine Elms on the South Bank and Incredible Edible Lambeth about doing a project on the estate as part of the Chelsea Fringe Festival in May, inviting artists and gardeners to work with the residents to create a vibrant temporary horticultural installation.

The Chelsea Fringe takes place at the same time as the Chelsea Flower Show and promotes community garden projects and their links to art, literature, music and other culture. Incredible Edible Lambeth have already been working on the estate to help residents who are struggling with the upkeep of their gardens.

We feel that it is a great opportunity to do something positive, but to be a success, it needs the involvement of residents in the development and delivery of the installation.

Come and hear more about this exciting project at the meeting on 21st March.

2018 is the Year of Engineering.

There are strong connections to engineering and its history across the local area, which is probably why each of the buildings on the estate is named after a railway engineer. But who were they and what did they do?

Rosie Hermon, arts and events manager from the Nine Elms Vauxhall Partnership, is keen to work with residents to unearth these histories and to find ways to share them with the wider community. If you are interested in getting involved come along to the meeting on 21st March.



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@patmorecoop.org.uk
- Or the Chair of the Management Committee, Mr Jimmy Doddjim, doddxx@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