

# The Convent Co-operative Limited

## Reconvened

## General Meeting

**Venue:** By Zoom and in the Convent Co-operative Office

**Date:** 26<sup>th</sup> October 2021

**Time:** 7.00pm

**Present:** Jane Wilkinson (JW) Chair, Maureen Poole (MP), Colin Thorpe (CT), Alexandra Baylis (AB), Sheila Butcher (SB), Richard Davey (RD)

**Apologies:** Lucy Barrick (LB), Moira Kane (MK), Hadi Kabanni (HK), Tessa Cumming Bruce (TBC), Diane Doyle (DD), Monica Meighan (MM), Janet Raffety (JR), Nikola Naydenov (NN), Tom Cheesbrough (TC), Manuel Ces Marino (MCM), Dolores Maneiro Gonzalez (DMG)

**In Attendance:** Lorraine Hayward (LH), Sarah-Jane Field (SJF), Siovhán Crombie (SC)

### MINUTES OF THE MEETING

#### 1. APOLOGIES

The apologies were given out as above.

#### 2. DECLARATION OF INTERESTS

None

#### 3. MINUTES OF THE LAST MEETING

The minutes were read out and Proposed by MP, seconded by JW as being accurate and correct. Agreed

#### 4. MATTERS ARISING

None.

#### 5. REPORT ON BEHALF OF THE CHAIR (read by LH on MM's behalf)

- Day to running is fine; thank you to the office staff
- Work on two new kitchens and rewires will commence on 5<sup>th</sup> November
- Two pavements have been replaced by WBC. No further work has been planned. Please report problems to WBC.
- Pigeon population continues to be an issue
- We will apply to SIBS for additional planting pots for the estate,
- We have been granted funds for meeting equipment in the office (better microphone and speaker and screen), and a pressure washer.

- Sadly, there will be no Xmas get together this year due to ongoing concerns with Covid

## 6. MAINTENANCE REPORT

- a) We are waiting for quotes from Langley's specified contractors to repair the balcony areas where residents have carried out third party works. Costs for these will be re-charged to the residents concerned and not be passed on to the whole estate.
- b) We will be arranging for the white lines in parking areas to be re-painted.
- c) A couple of external lights on the blocks are broken and need attention.
- d) CT raised ongoing concerns he has with the cleaning of his block. LH informed that the cleaning contract will be going out to tender.

## 7. FINANCE REPORT

- a) Q2 accounts shared with meeting: very little interest paid on Barclays accounts, no trees or other gardening work done to date, full rewire of 29 Eric costing £4,420, New kitchen in Void £5715, only purchased one new laptop to date, lower legal fees than expected, no technical costs. No PR, no training. Co-op finances are healthy

## 8. ESTATE MATTERS

- a) Tree Survey: Every three years WBC carry out a survey of all the Estate trees. JW went round with the arboriculturist (Sam Morgan) from Wandsworth - some items were inaccurate. He is sending a revised estimate for the works - £12 and 14 K. Told CT one near him that will be felled - Elm tree. Very knowledgeable. CT concerned that a tree is scraping on the cars. JW confirmed that the trees identified as needing to be trimmed will be and that she was impressed by SM and trusts his knowledge.
- b) Energy prices are rising exponentially. Investigations into a more energy efficient lighting system for the blocks is more urgent than ever.

## 8. A.O.B.

- a) Conference call equipment will be purchased using a SIBS grant as the sound is a significant problem in the Co-op office for blended meetings. However, being able to offer both Zoom and in person has meant that the Management meetings at least are generally quorate.
- b) A pressure washer to keep the bin areas clean will also be purchased.
- c) There will be an event in the garage area/community garden. News to follow.

**Date of next meeting :** 1st March 2022

**Meeting closed** 7.25pm

**Signed...**  
Chairperson

**Signature:**   
Jane Wilkinson (Mar 10, 2022 15:11 GMT)

**Email:** 