

The Convent Co-operative Limited

Reconvened General Meeting

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

Date: 13th December 2022

Time: 7.00pm

Present: Maureen Poole (MP), Jane Wilkinson (JW)

Apologies: Lucy Barrick (LB), Jane Wilkinson (JW), Diane Doyle (DD), Hadi Kabbani (HK),

In Attendance: Sarah-Jane Field (SJF), Lorraine Hayward (LH), James Ross (JR)

MINUTES OF THE MEETING

1. APOLOGIES

The apologies were given out as above.

2. DECLARATION OF INTERESTS

None

3. MINUTES OF THE LAST MEETING

JR in point 3 to be replaced with JW. Not enough people present to sign off.

4. MATTERS ARISING

None.

5. REPORT ON BEHALF OF THE CHAIR

- All works in connection with the recent Fire Risk Assessment have been completed except for the survey of the Front Doors. This is booked for the 6th of January 2021.
- New cleaners have started. There are some teething problems, but it will be monitored closely.
- There is currently one void property due to be re-let next week. Another property will become void on Monday.
- The RPO Officer Siobhan Crombie resigned at the end of September. There is no sign of a replacement as yet
- Pigeons and rodents continue causing distress to residents. People feeding vermin have been sent a letter from the legal department at WBC requesting they cease.

6. MAINTENANCE REPORT

- a) Window problems -Door locks are ceasing up, three had to be replaced, another one looked at tomorrow, out of defects period, not good quality
- b) JW's door needs to be added
- c) Several drain problems in the last ¼ - toilets backing up. Will continue to remind people to only use toilet paper in WC.
- d) Bin sheds - LH to arrange for a contractor to come round to check and repair them, many not shutting not and have been gnawed

7. FINANCE REPORT

- a) ¼ accounts to end of September, lots of invoices have gone through and the difference should show at the next meeting, more than likely there will be an overspend especially the EDF,(Block electricity)
- b) Underspend on Voids, but two properties are vacant now and will affect the yearend figures
- c) WBC insisting that we have asbestos survey on all voids , the last one took 5 weeks, leading to a big rent loss, usual turnaround is 2-3 weeks, second Void, however, was much faster - just two weeks. Asbestos in floor and ceiling, if works are carried out, we have to be aware, would only do asbestos surveys in the tenants properties, no major problems, minute amounts. Council has to remove if there are any damaged areas. Two Voids this month which will be quite a big jump but luckily no rewiring as Wandsworth will now fund the re-wires, We do have money set aside for voids -
- d) Everything else in order, nothing over budget.

8. ESTATE MATTERS

- a) 2-38 Get the grass cut back and get a combination lock on the gate, bark round the tree and wild garden in the corner, maybe encourage families to use in by Spring, move a bench in there.
- b) Rising costs - already covered, mostly electrical and maintenance, usually we have a credit on the SC, but there is possibility we may have to add charge,
- c) Where are at with the lighting? We can start changing the rest of the lights that re on 24 hours, - quoted £40 for the fitting, £80 for the labour and Symonic Technology provides the sensor - the sensor may need to be on the lighter side of the block , we need to think where we put it to get the greatest value. The lights at the top of the block could also be on a sensor - (maybe stage 2). In the meantime, we could consider removing bulbs out of the very top if they are not needed, they just need to be by the fire exit.
- d) Look at the cost of having sensors in all the blocks rather than timed, so they come on only when needed. This will be dealt with after the 24-hour lights have been addressed.
- e) Fire safety - 06/01/23 leaseholder doors to be checked (TBC), the surveyor will need to visit the properties to produce report, so leaseholders will need to be informed. That is the last item required on the recent fire risk assessment.
- f) LH noticed quite a lot of residents' belongings on the landing. WBC have been doing spot checks as well and reporting back to LH.

9. A.O.B.

- a) LH had an email from WBC - CCTV cameras are all going to be decommissioned, unless we can put a good case of why we need them. Small fly tipping. Since we put the notice, fewer

incidences of fly tipping. Perhaps this is a good enough reason for keeping them. LH says we don't have much crime and the crime we do have its never helped by having camera footage. LH to get crime figures.

- b) Dog bags - another reminder to remove these needs to go in the next newsletter.
- c) Pigeons and squirrels are at epidemic proportions - pest control have been needed in the area behind 2-38E to deal with rats.

Date of next meeting : 14th March

Meeting closed 7.32.

Signed

Signature: MT Poole
MTPoole (Apr 29, 2023 22:27 GMT+1)

Email: [REDACTED]