

# The Convent Co-operative Limited



## ANNUAL REPORT TO RESIDENTS 2024/2025

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# **CONVENT CO-OPERATIVE LIMITED ANNUAL REPORT**

## **INTRODUCTION**

The Annual Convent Co-operative Limited Report aims to provide shareholders with information about the financial dealings of the Co-operative, and includes data, income and expenditure statements, as well as updates about various projects approved by the committee on behalf of shareholders. The Chairperson also provides a statement about works carried out during the year and gives a general overview. In addition, statistics regarding rents and repairs are provided.



## OFFICE DETAILS

### OFFICE LOCATION:

15 Chesterton Close  
Putney Bridge Road  
Wandsworth  
London  
SW18 1SD

Telephone: 020 8874 6856  
email:  
[info@conventcoop.org.uk](mailto:info@conventcoop.org.uk)



ADMINISTRATOR  
LORRAINE HAYWARD

The office is managed by Lorraine Hayward who can be reached during office hours by phone or email. If there is an emergency which cannot be resolved using any of the alternative numbers available, in **exceptional circumstances only**, Lorraine can be contacted on her mobile phone (p12). Please refrain from sending texts or WhatsApp messages outside of office hours.

### OFFICE OPENING HOURS:

<b>Monday</b>	10.00a.m	-	5.00pm
<b>Tuesday</b>	10.00a.m	-	5.00pm
<b>Wednesday</b>	10.00a.m	-	5.00pm
<b>Thursday</b>	10.00a.m	-	5.00pm
<b>Friday</b>			Closed



# THE COMMITTEE

<b>Officers:</b>	<b>CHAIRPERSON:</b>	Maureen Poole
	<b>TREASURER:</b>	Sue Daley
	<b>SECRETARY:</b>	Monica Meighan
	<b>LIAISON OFFICER:</b>	Monica Meighan
	<b>LIAISON OFFICER:</b>	Unfilled
	<b>CHAIR OF MAINTENANCE:</b>	Monica Meighan

**Committee Members:** Andrej Baran, Gill Chapple, Sue Daley, Peter Hand, Nick Harvey, Farrokh Hessamian, Karen Hooper, Monica Meighan, Patrick Mitchell, Maureen Poole, Janet Raffety, Lydia Thompson, Jane Wilkinson.

## SUB COMMITTEES

**Finance/Rent:** Andrej Baran, Sue Daley, Nick Harvey, Monica Meighan, Maureen Poole, Janet Raffety, Jane Wilkinson

**Maintenance:** Andrej Baran, Sue Daley, Nick Harvey, Monica Meighan, Maureen Poole, Janet Raffety, Jane Wilkinson

**Cheque Signatories:** Monica Meighan, Maureen Poole, Janet Raffety, Farrokh Hessamian

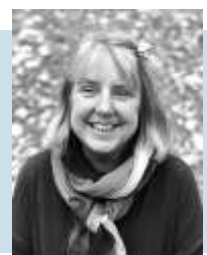
*The co-operative is run by an elected committee with money received from Wandsworth Council in the form of a maintenance allowance. We employ our own contactors and have a full time Administrator, Lorraine Hayward, who manages the office covering the rents/service charges, repairs, and office administration. Lorraine liaises and deals with resident queries, contractors employed by the co-operative and Wandsworth Council. Lorraine is assisted in the office by a part-time administrator, Sarah-Jane Field, who produces Newsletters and other information, minutes, and covers the Administrator's annual leave.*



CHAIRPERSON  
Maureen Poole



SECRETARY  
Monica Meighan



TREASURER  
Sue Daley



## HISTORY OF THE CONVENT



*The following account is based on conversations between Sister Elizabeth Bassett, a former nun who lived here, and an administrative contractor who briefly worked for the Co-op. Further information along with photographs came from Sister Eileen Foster who had access to the original Convent archives. Recently, details have been updated after additional research, using Roehampton Colleges' website.*

The estate stands on the site of the Convent of the Sacred Heart which was established by Roehampton's Digby Stuart College, supported by the Society of the Sacred Heart in 1874. It was to accommodate a new college 'for young women who wished to become teachers in Catholic schools', and eventually named Wandsworth College (source: Roehampton Colleges). But, only after they had outgrown their original temporary site, where Digby Stuart College still exists in Roehampton. Nuns and students moved into what had been known as The Orchards, developed with government aid, as it was again many years later when it became the Co-operative.

However, in 1904, the students moved to St Charles Square, but the nuns on West Hill and Santos Road continued to provide primary and secondary education for the area. Eventually the schools became a Home Economics annexe, again for Roehampton's Digby Stuart College, before the sale of the building in 1975. There was also, somewhere on this timeline, an educational establishment providing handicraft and pottery lessons for local people.

The area near Westhill Gate was known as 'The Wayside'. The original entrance and driveway still stand back a little from the road as you enter. There was also a gate in the boundary wall along the back of the estate which led to housing for the nuns on Santos Road. One of these properties was known for its first floor greenhouse balcony, but has since been converted and now exists as two separate houses, privately owned. Up until the early to mid-noughties, nuns continued to live nearby on West Hill.

Although the grounds have not changed much over the years, once upon a time the police had access to stables and even had their own private entrance. Horse boxes were frequently offloaded in the Convent grounds. Beside Chesterton Close, there was a grassy area with the statue of the Sacred Heart in the centre. A short road led up to the statue, which is buried in the grounds, near the footpath between the two Ericcson Close blocks. At the end of one of those blocks there used to be a small garage which housed the college coach. The road that turns into Ericcson Close (from Putney Bridge Road) is almost the same today as it has always been, but it used to be possible to turn right and go straight through the estate into Oakhill Road along a path called Lime Tree Avenue. Francis Snary Lodge was originally part of the chapel and it may surprise you to know there was a netball court available for the nuns and students too!



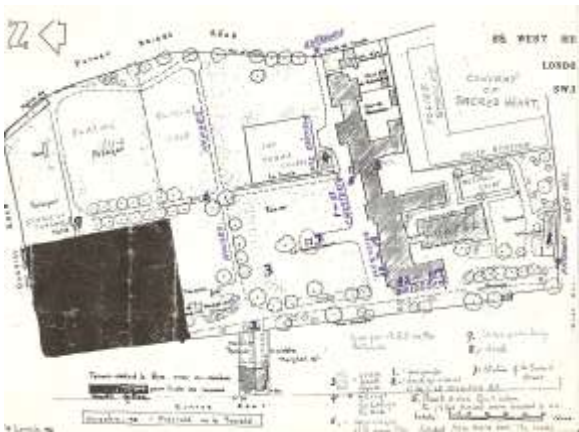
The Convent Co-operative was formed in 1984. The legacy of the Convent was given to us by the sisters of "The Sacred Heart".



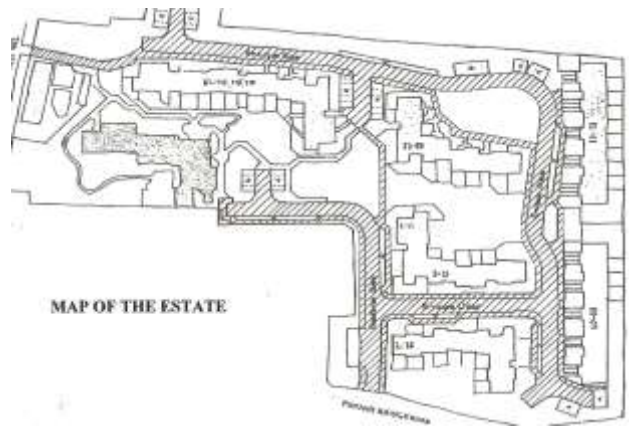
The Sacred Heart statue is now buried beneath the walkway between the two blocks leading to the houses.



**Old plan of the Estate**



**New plan of the estate**



Old photographs and a copy of the original plans for the Convent grounds are kept in the Co-operative's office. Thanks to Sister Elizabeth who helped to compile this historical account; and Sister Eileen, who obtained information and shared photographs from "The Archives".



MAUREEN POOLE

## CHAIRS REPORT FOR THE YEAR 2023/2024

The estate continues to run smoothly thanks to Lorraine and Sarah-Jane, whose patience and dedication are greatly appreciated. Special thanks also to Sarah-Jane for keeping the website and newsletters so engaging and informative. Front doors: After much effort reviewing leases and Wandsworth Borough Council (WBC) guidance, we are close to resolving requirements for leaseholders whose front doors failed fire-safety checks. Replacements will begin soon. Food waste: WBC confirmed there is no room for large communal bins and individual bins have been ruled out. We are now enquiring about smaller communal options trialed elsewhere in Wandsworth. Bin sheds: The sheds at 1 and 10 Chesterton Close will be refurbished first, with further upgrades to follow across the estate over several budgets. Trees: Pruning and removal of dead trees, due in autumn, have yet to begin but remain scheduled under WBC. A new link on our website allows residents to report tree issues directly with the relevant council department. Gardens: Many thanks to Jane, Sue, and Peter for their continued work. A new gardening club has formed. Dogs: While we love our canine companions, some owners (and visitors) are not cleaning up after them. Dog mess must be bagged and removed. WBC's rules now prohibit dogs on the grass, and we ask residents to report breaches via the council's "Dogs and the Law" webpage.

Finally, my resignation: After many rewarding years on the committee, I have decided to step down as Chair. Jane Wilkinson and Sue Daley will share the role on an interim basis until the committee have a chance to vote on a new Chair. Thank you to all committee members for their dedication and camaraderie over the years.



MONICA MIEGHAN

## SECRETARY'S ROLE

The Secretary of the Convent Co-operative's Management Committee works alongside the other members. My role, and any person who replaces me, as stated in the Co-operative Rules, are to perform the following duties:-

- To summon and attend all meetings of the Co-operative and the Committee, recording the names of members present and keep minutes of the meeting as the Committee direct.
- Receive proposals for admission to the Co-operative, handing over to the treasurer all monies paid in.
- Keep a register of members, have charge of the seal of the co-operative

These are just a few of the duties required in my role as secretary, I do have assistance carrying out these tasks. I do attend the monthly meetings and stand in when necessary. The Convent also has a part time administrator who attends meetings and takes the minutes. This enables the secretary to take a fully active part in the management meetings.



SUE DALEY

## TREASURER'S REPORT

### Financial summary and report:

The auditors issued a clean audit report, confirming that the financial statements give a true and fair view of the Co-op's affairs for the year. The auditors' management letter raised no concerns or weaknesses requiring attention.

The Co-op reported a surplus of £34,409 after tax, compared with £9,576 in the previous year. Income from annual allowances and service charges increased from £151,000 to £162,000 in 2025.

Expenditure was lower this year at £130,000, compared with £148,000 last year. This was mainly due to reduced tenant-related maintenance costs, although general costs rose slightly due to inflation.

The Co-op continued to earn bank interest of £4,000, similar to the previous year. Cash and bank balances increased from £274,000 to £310,000 as a result of the surplus. The balance remains healthy, especially as the Co-op is no longer responsible for large cyclical works. Consequently, the Co-op's reserves rose from £231,000 to £266,000.

### Conclusion:

The Co-op remains in a strong financial position and will continue to focus on maintaining this stability going forward.



# THE ESTATE MANAGER



LORRIANE HAYWARD

I am responsible for the daily management of the Convent Co-operative.

My responsibilities include:

- Financial including Rents, Service Charges,
- Maintenance including , Repairs, special works programmes, Estate Management & tenders
- Policies including, updating policies inline with Management Committee Decisions and Wandsworth Council Guidelines
- Tenant and Leaseholders enquiries
- Correspondence
- Attendance at Management Meetings, General Meetings & Annual General Meetings

I am available to assist you at the Convent Co-operative Office during the hours stated at the front of this report, but on a Monday or a Friday I work flexi hours, fitting in the confidential work that needs to be carried out on behalf of the Co-operative and the Council .

The Co-operative also runs an out of hours emergency line, which is there for your use, but please, only contact me on the number below if your issue cannot wait until office hours.

## **Out of Hours:**

**!!EMERGENCIES ONLY!!**

*For out of hours service contact:*

*Telephone: 07956-866-315*

*WBC Patrol: 0208-871-7490*



## **FINANCE ACCOUNTANT**



ATUL DAVE

I have been working for your co-operative for over twenty years, working on many financial issues associated with the smooth running of the co-operatives finances.

My role is as follows:

- To set up the yearly budget figures, working with the co-operative's Treasurer and Finance Committee
- Carry out the Bank reconciliations
- Complete Revenue & Customs' VAT returns
- Preparation work for the external and internal annual audit
- Staff Payroll & NICs
- Supply annual figures for the accounts
- Calculate annual service charge accounts

I am also on hand to assist your Estate Manager with any financial issues that may need clarification.



## **FINANCE AUDITOR**

Keith Johnson has continued to carry out our Annual audit.

Each year the External Auditor will provide the Convent Co-operative with a yearly audit report in time for the Annual General Meeting

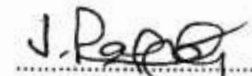
Within the report, you will find this year's final accounts and the "Financial Statement" for the year ended 31st March 2025, as provided by Keith Johnson and agreed by the Committee and Shareholders at the Annual General Meeting.

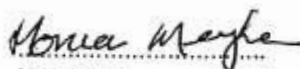


	Notes	2025 £	2024 £
Turnover	2	162,308	150,870
Administrative expenses	3	(132,926)	(148,193)
Other operating income		107	3,160
<b>Operating surplus</b>		<b>29,489</b>	<b>5,837</b>
Interest receivable and similar income	8	4,093	4,616
<b>Surplus on ordinary activities before taxation</b>		<b>33,582</b>	<b>10,453</b>
Tax on surplus on ordinary activities	9	(1,633)	(877)
<b>Surplus for the financial year</b>		<b>31,949</b>	<b>9,576</b>

The financial statements were authorised and approved by the board on 8 July 2025

  
.....  
M Poole  
Member of the Board

  
.....  
J Raffety  
Member of the Board

  
.....  
M Meighan  
Secretary

The only recognised gain is the surplus for the year of £ 31,949.

There is no difference between the reported surplus for the year and historical cost surpluses or deficits.

The results relate wholly to continuing activities.

The annexed notes form part of these financial statements.




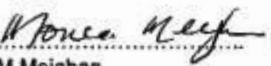
**Convent Co-operative Limited**  
**Registered number:** IP23694R  
**Statement of Financial Position**  
**as at 31 March 2025**

	Notes	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	10	427	99
<b>Current assets</b>			
Debtors	11	24,849	25,830
Cash at bank and in hand		<u>309,637</u>	<u>274,066</u>
		334,486	299,896
<b>Creditors: amounts falling due within one year</b>	13	(71,529)	(68,560)
<b>Net current assets</b>		<u>262,957</u>	<u>231,336</u>
<b>Net assets</b>		<u>263,384</u>	<u>231,435</u>
<b>Capital and reserves</b>			
Called up share capital	14	100	100
Revenue reserves	15	263,284	231,335
<b>Total reserves</b>		<u>263,384</u>	<u>231,435</u>

The financial statements were authorised and approved by the board on 8 July 2025

  
.....  
M Poole  
Member of the Board

  
.....  
J Raffety  
Member of the Board

  
.....  
M Meighan  
Secretary

The annexed notes form part of these financial statements.



**Convent Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2025**

<b>2 Turnover from social housing lettings</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Management & maintenance allowances	82,384	78,678
Service charges	67,953	61,075
Bad debt and void allowances	11,971	11,117
Total allowances	<u>162,308</u>	<u>150,870</u>
Amortised government grants	-	-
	<u>162,308</u>	<u>150,870</u>
<b>3 Income and expenditure from social housing lettings</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>General needs housing</b>		
Management allowances	94,355	89,795
Service charges	67,953	61,075
<b>Net rental income</b>	<u>162,308</u>	<u>150,870</u>
Amortised government grants	-	-
<b>Turnover from social housing lettings</b>	<u>162,308</u>	<u>150,870</u>
<b>Administrative expenses</b>		
Management	52,545	50,464
Premises	29,747	27,520
General administration	37,385	58,218
Legal and professional	10,789	11,991
<b>Operating costs on social housing lettings</b>	<u>130,466</u>	<u>148,193</u>
<b>Operating surplus on housing lettings</b>	<u>31,842</u>	<u>2,677</u>
Amortised government grants	<u>-</u>	<u>-</u>



**Convent Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2025**

<b>4 Operating surplus</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
This is stated after charging:		
Depreciation of tangible fixed assets	184	738
Auditors' remuneration - audit (excluding vat)	2,300	2,300
Auditors' remuneration - other services (excluding vat)	480	480
Rent losses from bad debts	-	-
Repairs and maintenance (included in general administration):		
Routine maintenance	21,672	39,773
Major repairs	-	-
Void repairs	8,333	6,001
	<u>8,333</u>	<u>6,001</u>
<b>5 Accommodation in management</b>	<b>2025</b>	<b>2024</b>
	<b>Number</b>	<b>Number</b>
General needs housing - let at social rent	34	34
Leaseholders	61	61
Freeholders	15	15
	<u>110</u>	<u>110</u>
<b>6 Board and key management personnel remuneration</b>		
The Board of Management neither received nor waived any remunerations in the year.		
<b>7 Employees</b>	<b>2025</b>	<b>2024</b>
	<b>Number</b>	<b>Number</b>
The average number of persons employed during the year expressed as full time equivalents was:		
Office staff	<u>2</u>	<u>2</u>
	<b>£</b>	<b>£</b>
Staff costs - management		
Wages and salaries	51,974	50,327
Pensions	395	83
Social Security costs	-	-
	<u>52,369</u>	<u>50,410</u>
<b>8 Interest receivable and similar income</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Shares cancelled	-	4
Interest receivable	4,093	4,616
Other income	107	3,156
	<u>4,200</u>	<u>7,776</u>



**Convent Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2025**

<b>9 Taxation</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
UK corporation tax		
Current	778	877
Prior year	855	-
	<u>1,633</u>	<u>877</u>

**10 Tangible fixed assets**

	<b>Office furniture &amp; equipment £</b>
<b>Cost</b>	
At 1 April 2024	4,716
Additions	512
Disposals	<u>(3,247)</u>
At 31 March 2025	<u>1,981</u>
<b>Depreciation</b>	
At 1 April 2024	4,617
Charge for the year	184
On disposals	<u>(3,247)</u>
At 31 March 2025	<u>1,554</u>
<b>Net book value</b>	
At 31 March 2025	<u>427</u>
At 31 March 2024	<u>99</u>

<b>11 Debtors</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
All receivable within one year		
Rent arrears	15,816	15,103
Less: Provision for bad & doubtful debts	<u>(6,471)</u>	<u>(6,471)</u>
	9,345	8,632
Other debtors	<u>15,504</u>	<u>17,198</u>
	<u>24,849</u>	<u>25,830</u>

<b>12 Cash at bank</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
In cash at bank are balances which are held on short term deposit totalling:	<u>290,355</u>	<u>253,396</u>



**Convent Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2025**

<b>13 Creditors: amounts falling due within one year</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Trade creditors	29,283	31,090
Corporation tax	3,058	3,327
Other taxes and social security costs	11,609	12,426
Rents paid in advance	8,909	7,660
Government grants	-	-
Other creditors	16,210	14,057
	<u>69,069</u>	<u>68,560</u>

<b>14 Share capital</b>		<b>2025</b>	<b>2025</b>	<b>2024</b>
		<b>Number</b>	<b>£</b>	<b>£</b>
Allotted, called up and fully paid:				
Ordinary shares	£1 each	100	<u>100</u>	<u>100</u>
	<b>Nominal value</b>	<b>Number</b>	<b>Amount</b>	
			<b>£</b>	
At 1 April 2024				
Ordinary shares	£1 each	100	100	
Shares issued during the period				
Ordinary shares	£1 each	-	-	
Shares cancelled during the period				
Ordinary shares	£1 each	-	-	
At 31 March 2025				
Ordinary shares	£1 each	<u>100</u>	<u>100</u>	

Each member of the Co-operative holds one share of £1 in the Co-operative.

The shares do not have rights to any dividends, nor to a distribution in a winding-up, and they are not redeemable. Each share carries one vote in a general meeting of the Association.

<b>15 Revenue reserves</b>	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Income and expenditure (note 16)	265,744	231,335
Designated reserves	-	-
	<u>265,744</u>	<u>231,335</u>



**Convent Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2025**

<b>16 Income and expenditure reserve</b>	<b>2025</b>
	<b>£</b>
At 1 April 2024	231,335
Surplus for the year	34,409
Transfer from designated reserves	-
At 31 March 2025	<u>265,744</u>

**17 Related party transactions**

At the date of these financial statements three of the Board and Committee members were tenants of Association properties. Their tenancies are on normal commercial terms and they cannot use their position to their advantage, the rent level or policy for managing arrears is not different to that for non Committee tenants.



**Convent Co-operative Limited**  
**Detailed income and expenditure account**  
**for the year ended 31 March 2025**

*This schedule does not form part of the statutory accounts*

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>		
Management & maintenance allowances	82,384	78,678
Service charges	67,953	61,075
Bad debt and void allowances	11,971	11,117
	<u>162,308</u>	<u>150,870</u>
<b>Administrative expenses</b>		
Management costs:		
Wages and salaries	51,974	50,327
Pensions	395	83
Training and welfare	-	54
Travel and subsistence	176	-
	<u>52,545</u>	<u>50,464</u>
Premises costs:		
Rent	6,001	6,166
Rates	3,076	-
Communal costs	8,192	8,358
Communal electricity	4,141	4,544
Cleaning	7,323	7,837
Office Cleaning	537	-
Office light & heat	477	615
	<u>29,747</u>	<u>27,520</u>
General administrative expenses:		
Telephone and fax	1,362	1,224
Stationery and printing	1,085	1,071
Conference and subscriptions	380	408
Bank charges	192	251
Insurance	439	626
Computer costs	2,342	1,659
Repairs and maintenance	30,005	51,289
Depreciation	184	738
Loss from voids	1,099	775
Sundry expenses	297	177
	<u>37,385</u>	<u>58,218</u>
Legal and professional costs:		
Audit fees	2,780	2,780
Accountancy fees	5,256	8,627
Consultancy fees	2,753	584
	<u>10,789</u>	<u>11,991</u>
	<u>130,466</u>	<u>148,193</u>
<b>Other operating income</b>		
Shares cancelled	-	4
Other income	107	3,156
	<u>107</u>	<u>3,160</u>



## CONTRACTORS

Auditors	Keith Johnson
Accountant	Atul Dave
Electricians	FG Keen Ltd, Sadler
Plumbers	Sadler
Handyman/repairs	Grant Woolgar
Boiler Maintenance	WBC Operational Services
Gardening & Grounds	Garden & Grounds
Estate cleaning company	Samsic (Regent Office Care)

## REPAIR PROCEDURES

### Day-to-day

The day-to-day repairs are reported to the Estate Manager during normal opening hours. Outside of hours, routine repair messages can left on the answer-phone or emailed in: **020 8874 6856 or info@conventcoop.org.uk**

### Emergency Repairs:

To be carried out within 24 hours (Danger to life and Health & Safety).

FOR EMERGENCY REPAIRS OUTSIDE OF NORMAL HOURS

CONTACT WANDSWORTH HOUSING PATROL

**TO BE USED ONLY IN AN EMERGENCY**

**TEL: 020 8871 7490.**

*TENANTS ONLY:* FOR PROBLEMS WITH HEATING, HOT WATER & RADIATORS

PLEASE CONTACT : **WBC 020 8871 7490**

### Urgent Repairs:

To be carried out within one week.

### Routine Repairs:

To be carried out within one month.

### Re-chargeable Repairs:

These are for repairs to damage caused by fixtures and fittings by the tenant as well as repairs for leaseholders, not covered under the lease.



## **ESTATE CONTRACTORS**

### **Grant Woolgar**

After being without a someone who could tend small jobs quickly and efficiently, we are happy to report that Grant has been working for the Co-op for several months. He has proven reliable and affordable. Grant has fixed broken bin cupboards, fences, cleared blockages on the rooves and more.

### **Garden & Grounds**

Garden & Grounds have been the Estate Gardener for approximately five years, and recently signed a second contract after winning a tendering process in 2023. They are contracted to keeps the lawns neat and tidy and tend to communal areas. They also assist with planting, caring for shrubs and the trees, and have in the past been involved with the communal improvements on the estate.

### **BOILER SERVICING**

Is provided by the Co-op for council tenants only; and carried out by Wandsworth Brough Council on behalf of the Co-op.

**WBC**

can be contacted

at any time

on

Tel: 07956-866-315

WBC Patrol: 020 8871-7490



# MAINTENANCE REPORT

**TOTAL NUMBER OF REPAIRS CARRIED OUT OVER THE YEAR: 132**

**WORKS TO VOIDS: 1**

**RESPONSE TIME:**

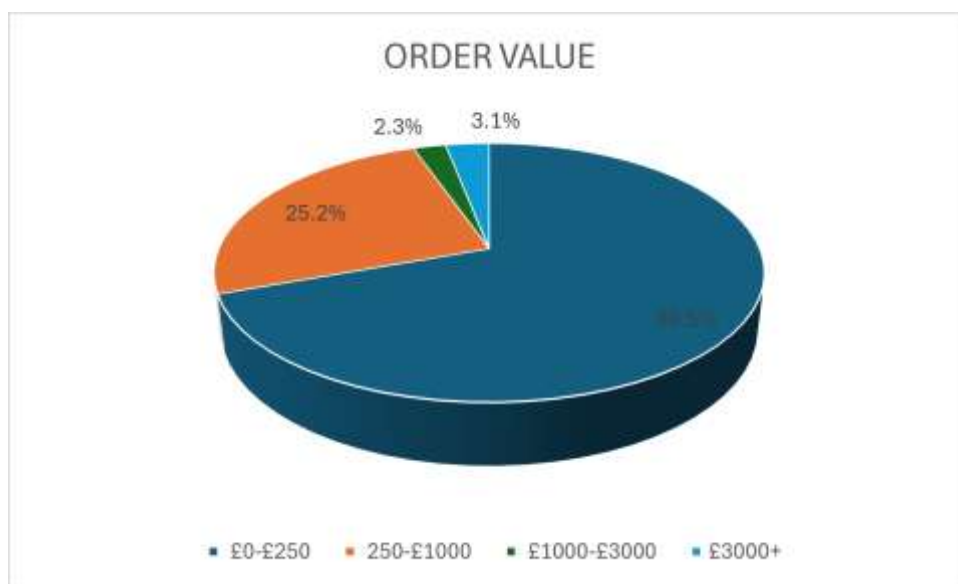
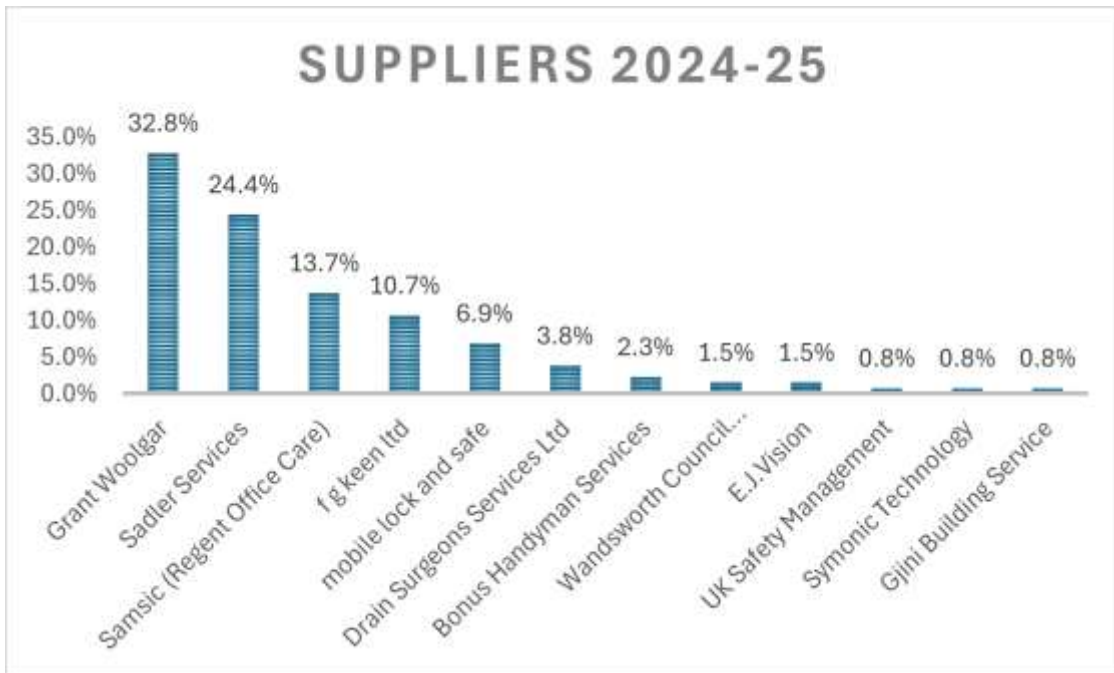
<b>Response time</b>	<b>Sum of Quantity</b>	<b>Sum of Quantity completed within target</b>
Within 3-7 days (Urgent)	68	65
Within 10-60 working days (Non-urgent)	58	58
Within 24 hours of notification (Emergency)	6	6
<b>Grand Total</b>	<b>132</b>	<b>129</b>

**PERCENTAGE OF WORKS TO EACH CONTRACTOR:**

<b>Name</b>	<b>Count of Name</b>
Grant Woolgar	32.82%
Sadler Services	24.43%
Samsic (Regent Office Care)	13.74%
f g keen ltd	10.69%
mobile lock and safe	6.87%
Drain Surgeons Services Ltd	3.82%
Bonus Handyman Services	2.29%
Wandsworth Council (Other - callout etc)	1.53%
E.J.Vision	1.53%
UK Safety Management	0.76%
Symonic Technology	0.76%
Gjini Building Service	0.76%
<b>Grand Total</b>	<b>100.00%</b>



## REPAIRS - GRAPHS AND STATISTICS





## **USEFUL INFORMATION**

### **SHAREHOLDERS AND MEMBERS**

Any Tenant or Leaseholder who buys a one pound share in “The Convent Co-operative Limited” becomes a member for life. The member is then entitled to sit on a committee or sub-committee and vote at the General & Annual General Meetings.

To become a member of the committee is easy; you can put yourself forward, and providing there is space on the committee, you will be automatically accepted. Every three years members of the committee have to step down and then reapply to sit again. If there are a lot of members wishing to join the committee then a vote by ballot will take place at the Annual General Meeting and the people with the most support will be elected. You can also be co-opted onto the Committee if you have a skill that is lacking within the main committee membership.

You will need to be nominated to join the committee. Your nominee should complete a nomination form available from the office. The form should be signed by you to show you are in agreement with the nomination. You will be asked to write a short explanation about why you would like to be on the committee.

### **ESTATE PARKING**

There are two parking schemes in operation on this estate, one of which is a chargeable scheme. You will need to apply for an A2 parking permit from Wandsworth Borough Council to park in those areas. The other scheme is for the estate residents. Residential and Visitor’s Permits are issued for free by contacting the Estate Office. To apply, you will need to take proof of residency, car registration and insurance to the estate office. If you lose your visitors permit, there will be a charge to issue a replacement. You can only have one visitors permit per dwelling but can have up to four residential permits. Further details of the designated areas in which you can use the permits are on display in the office window.

### **EQUAL OPPORTUNITIES**

The Convent Co-operative recognises that Britain is a multi-racial/multi-cultural society and believes that cultural diversity positively enriches our society. We believe that no person should suffer disadvantage by reason of his or her race, colour ethnic origin, religion, sex, sexual orientation, appearance, physical disability, marital status, age or responsibility.





## SATELLITE VIEW



An aerial satellite view of The Convent Co-operative estate provides a bird's eye view of the estate and was kindly contributed by committee member Farrokh Hessamian. At the bottom of the picture is The Wayside entrance leading off of West Hill.

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