

ROUPELL PARK RESIDENT MANAGEMENT ORGANISATION LTD
MINUTES OF ANNUAL GENERAL MEETING 13 SEPTEMBER 2016

The following were in attendance –

Elizabeth Riley, Peter Houlum, Shaun Wilson, Anne Wilkinson, Danny and John, Pat Rogers, Ms Bohn, Sharon Powell, Lyn Bailey-Taylor, M Banyon, S Sether, Ruby Lily Tandor, I Simonds, Miguel Acha Gimenez, Agnes Nyuma, Louise Webster, T Pendles, C Binley, T Sullivan, Pat, Vipin Giuvola, Pat Dye, M Wissy

Board Members in attendance were:

Oni Idigu, Molly Sinclair, Chris Weathers, Mary Simpson, Alieu Corneh, Alex Ekumah, Tom Parker, Sandra Yamoah

Staff in Attendance were:

Idham Ramadi (Lambeth client team), Joy Miles, Simon Oelman, Eva Christmas, Garry Dickson (Lambeth Council)

ANNUAL GENERAL MEETING

1.0. Apologies

Robert Smith, Marcia Jones, Rosaleen Jones

2.0. Minutes of Annual General Meeting held on 22 September 2015

- 2.1. The Minutes of the Annual General Meeting held on 22 September 2015 were agreed unanimously
- 2.2. There were no matters arising

3.0. Audited Accounts 2015/16

- 3.1. The draft audited accounts were introduced by Peter Hudson from Kreston Reeves Ltd.
- 3.2. The Accounts showed
 - a. A surplus of £181,413 had been generated in 2015/16
 - b. £685,990 was held in the bank
 - c. £516,974 made up of -
 - Surplus fund of £278,922.
 - Designated reserves of £237,745
- 3.3. Peter Hudson reported that these were a clean set of accounts with very few minor issues are reported in the Key Issues Memorandum. These were



- a. The name registered at companies' house. It was noted the FCA was responsible for doing this
 - b. The Fixed Asset Register needed to be updated
 - c. Creditors to the accounts should be reconciled monthly
- 3.4. The Accounts were agreed unanimously

4.0. Chairs Report

- 4.1. The Chair reported that Roupell Park had received the NFTMO Kitemark for good governance, demonstrating that we are a well run organisation. This was a step on the way to us becoming a flagship TMO.
- 4.2. The Chair highlighted the achievements and ambitions set out in the annual report.
- 4.3. The Chair thanked Joy Miles for her work in keeping the accounts in good order.
- 4.4. The Chair thanked the Board staff for their hard work during the year.
- 4.5. The Chair highlighted that Molly Sinclair has been received the NFTMO award as good neighbour of the year and the Lambeth Mayors award as resident of the year.
- 4.6. The Chair reported that the annual Fun Day had been a great success but highlighted the need for more volunteers for the next event.
- 4.7. The Chair reported that 3 caches had been run to Margate which was the greatest attendance recorded. However she apologised to people who had experienced bad behaviour on one of the coaches by 2 passengers.

5.0. Continuation of Roupell Park Resident Management Organisation Ltd

- 5.1. It was agreed with one vote against that RPRMO Ltd should continue as an organisation responsible for the management of the estate.

6.0. Appointment of Auditors

- 6.1. Kreston Reeves were reappointed as auditors unanimously.

7.0. Election of Board Members

- 7.1. Mary Simpson, Marcia Jones, Oni Idigu and Alieu Corneh were re- elected to the Board unanimously.

GENERAL MEETING

1.0. Major Works

- 1.1. Gary Dixon from Lambeth Council reported that the Council were still in negotiation with Wates in relation to making good defects resulting from the internal refurbishment works. A deadline had been set for the end of September for a



settlement or the Council would appoint an alternative contractor to carry out the work. This would probably start after Christmas.

- 1.2. Gary also reported that a mop up programme had been agreed whereby any properties that had not had improvements carried out would have the opportunity for these to happen. Work would be carried out by another contractor.
- 1.3. The Estate Director reported that where there were urgent or health and safety works to be done they would be done by Roupell Park who would recover the costs from the Council.
- 1.4. The Estate Director reported that the external works were under way but there had been delays to the programme. However the causes of the delay were not resolved and the overall programme would be completed on time in September 2017.
- 1.5. Members expressed their concerns about the delays and leaseholders that there may be an increase in costs. The ED said that there was no indication at this stage that this would be the case.
- 1.6. Members also expressed concerns about some of the work and in particular that water had got into property during jet washing.
- 1.7. Members also expressed their concerns about the lack of flexibility in offering appointments to residents in relation to window replacements.
- 1.8. The ED agreed to raise these with Lambeth and the Contractor.

2.0. Estate Directors Report

- 2.1. The ED thanked the staff for their hard work during the year and the Board for their support.
- 2.2. He reported the following successes over the past year
 - Tendering of works – 3 new contractors but board decided to keep DLO but recognise need for change
 - NFTMO award
 - Community development work
 - Fun day
 - summer programme
 - Football
 - computer classes for older residents
 - stay and play
 - Progress against business plan
- 2.3. However he recognised that there was more work to do in relation to dealing with how we manage ASB and complaints.
- 2.4. He set out the following challenges facing the organisation over the next year –



- Future finance – cuts environment and will have to ensure we keep within budget whilst maintaining services
 - The impact of Universal Credit and zero hours contracts on rent collection
 - Managing the major works programmes
 - Improving satisfaction on complaints and Anti-Social Behaviour
- 2.5. Looking forward he identified the following opportunities for the organisation
- New business plan to 2020 dealing with the challenges and opportunities
 - Taking more control of the way our finances and the way the estate is run
 - Working in partnership to reduce costs
 - New business opportunities
 - Develop handyman service for vulnerable tenants and leaseholders at lowest possible cost
 - Continue to develop community development function
 - Development of a social value model
 - Involving young people more in the running of the estate
 - More empowerment of residents to monitor our services and further influence the way we deliver them
- 3.0. Any Other Business**
- 3.1. The lifts at Hyperion were more reliable but there was still a need to put emergency contact details in the lift.
- 3.2. The need to repair the gallows gate at Warnham House
- 3.3. To look at lighting to the rear of the Community Centre
- 3.4. A request to circulate the minutes of the AGM sooner
- 3.5. The poor standard of cleaning at Brockham House
- 3.6. Issues about the level of street prostitution on the estate. There was considerable debate on the issue and it was recommended that where possible the police should be involved with individual issues. However the matter was also being raised by the Chair at the police ward panel meeting. The ED agreed to develop and publicise proposals to minimising the problem.
- 3.7. Members volunteered to help with Community Volunteering. The Community Development Officer agreed to contact the residents to take this forward.
- 3.8. That reserves be used to improve lighting and ventilation in the Community Centre. This was agreed by the meeting and the ED agreed to take this forward.

The meeting ended at 9.00pm.