

*Minutes of the Shareholders Annual General Meeting held on 27 – 09 – 07*

**RESIDENTS PRESENT**

B.Thompson	B.Curran	C.Berreterot
C.Pall ( CP )	S.Andon	W.McKelvy
S.Banyon	R.Smith	A.S.Heardan
M.Simpson (MS)	I.Simmonds	M.A.Giminez
P.Sargeant (PS)	A.Wilkinson	M.Mistry
A.Ekuman	P.Oliver	O.Odigo
P.Adetuno	V.Adetuna	L.Dimby
Y.Pennant Taylor	M.Banyon	S.Newell
N.Onioki	J.Reece	

**STAFF**

Mark Browne Director (MB)  
Trevor Daley Deputy Director  
Carole Cunningham Senior Housing Officer (CC)  
Sylvia Chambers Housing Officer

**VISITORS**

Clara Odamo URH United Resident Housing  
Jay Mistry Auditor MMA Partnership LLP

**AGENDA**

1. Apologies
2. Chairs Outgoing Report ( Carla Pall )
3. Financial Statement 31<sup>st</sup> March 2007 / Treasurers Report ( Mary Simpson )
4. Election of Auditor for forthcoming year
5. Committee for 2006/2007 stand down
6. Election of Committee Members for 2007/ 2008
7. Lambeth Cuts / URH inspection / Restructuring
8. Questions for the Director
9. Any Other Business
10. Date of General meeting
11. Refreshments

***Item 1 Apologies***

M.Jones  
T.Sullivan.  
PC Andy Burton Beat Officer

***Item 2 Chairs Outgoing Report ( Carla Pall )***

CP said she would like to start by thanking Pat and Betty for the food.  
CP then thanked residents for their attendance and also thanked the staff in attendance.  
CP then went on to explain that the cuts that Lambeth are making to our budget will have a dramatic effect on how things will be run on Roupell Park.

**Item 2**

***Chairs Outgoing Report (continued)***

CP went on to explain that it had fallen on Committee and Staff to work on the Restructuring of Roupell Park.

This had meant that we have had to hold a lot of meetings over the past 9 months working on this.

We have also worked on updating our Policies and Procedures.

Along with these meeting MB MS and myself have also been attending meetings with URH.

CP said for those residents who were not aware that MS and herself sit on the board of URH as representatives of Roupell Park.

CP said that things were going very well between Roupell Park and URH.

There is a lot of hard work to be done for us to achieve the 2 stars needed to receive government funding to bring our homes up to Decent Home standard.

CP said at this point she would like to give a big thank you to our staff that have coped brilliantly with the restructuring to get everything in place by 1<sup>st</sup> October 2007.

CP said that the Chief Executive of URH had sent in a mystery resident into our office to test the staff and was very pleased with the outcome..

CP said committee meetings had been very well attended and thanked the committee for their commitment to Roupell Park.

CP thanked Sara, Mary, Mark and Trevor for taking our youths to Wales for 5 days and said by reports that have come back everybody had a great time.

CP went on to thank Marcia and Sally for their hard work in setting up the coffee mornings for our senior citizens.

CP thanked PS for her hard work on the Newsletters.

CP reported to residents that there were some problems with Anti Social Behaviour on Roupell Park at the moment, but it is hoped that we have now found a way to deal with it.

And at this point CP thanked CC for the way she had dealt with some of the problems in Elstead and Tanhurst Houses.

CP thanked everyone for listening.

**Item 3**

***Financial Statement 31st March 2007/ Treasurers Report (Mary Simpson )***

MS started by thanking Jay Mistry for attending and preparing the accounts.

MS went on to explain that JM is an Auditor for MMA Partnership LLP formally known as Mistry Brothers.

MS went on to say that all Shareholders had received a copy of our Financial Statement.

You will see from the financial year 2006/2007 our income was £1.137,533 whilst our expenditure was £1.092,802 giving a surplus of £44,671 these figures could be found on Page 4. .

As you can see on Page 5 our Bank balance is in a very healthy position.

MS asked if there were any questions regarding the financial statement, please feel free to ask

There were no questions.

- Item 3**      ***Financial Statement (continued)***  
MS then asked shareholders if they agreed the figures please raise your hands.  
There was a unanimous yes.  
MS then thanked everyone for listening.
- Item 4**      ***Election of Auditor***  
CP reported that MMA Partnership had been our Auditors for many years and saw no reason for us to change as they had given us a very satisfactory reliable service.  
CP then asked those present if they were happy to keep the MMA Partnership for another year.  
By a show of hands there was a unanimous yes.
- Item 5**      ***Committee Members for 2006/2007 stand down***  
CP said at this point all committee members would be standing down.  
CP went on to say that before they stood down she would like to thank them for their hard work  
CP reported that for those people that were not aware Andy Tucker who had been a committee member for many years had sadly died and felt that we should hold one minute's silence for him  
This was done.  
CP said she would like to give IS a special thank you for all the hard work that she had done for the residents in Hyperion House, and was very sorry to hear that she would no longer be standing for committee.
- Item 6**      ***Election of Committee Members***  
MB asked if there were any residents who had not stood for committee before would like to be nominated, to do so.  
There was one.  
MB said there had been no nominations returned to the office.  
MB then asked members of the old committee that were prepared to stand again would they please stand up whilst SB takes your names.  
MB went on to say they would be informed when the first meeting will take place.
- Item 7**      ***Lambeth Cuts /URH Inspection***  
MB started by saying that he had hoped that there would have been an officer from Lambeth Council but unfortunately they declined.  
It seems as though the officers support what Lambeth are doing.  
And our Councillors are supporting them as well.  
He went on to say that Lambeth would be cutting our budget by £117,000 this year and more over the next 2 years.  
We accepted that there would have to be cuts but not to this extent.  
We have tried to make Lambeth see they are wrong but they do not agree..  
RouPELL Park along with other TMOs are seeking legal advice.  
But it may mean our only alternative will be to take Lambeth to court but it will be very costly.  
These cuts could dramatically affect the running of RouPELL Park.  
It could mean the closure of our TMO.  
Obviously we will do everything to prevent this happening especially as by Lambeth making such dramatic cuts they are effectively taking away our Right to Manage.

**Item 7**

***Lambeth Cuts /URH Inspection (continued)***

We obviously have made cuts in our budget within the Restructure, but we will need to look at making more savings.

We could start by the paying of certain bills going back to Lambeth.

This means if we return the payment of say Lifts, Electricity, and Gas instead of us paying and waiting for Lambeth to reimburse us, the bills would go direct to them.

MB said would there be any objections to this.

There were none.

As you can appreciate the argument is ongoing and there will be other decisions that we will have to make and of course will need your support.

For this reason we will be holding a meeting in December to keep you up to date.

By then we may know whether or not we have to take Lambeth to court.

MB then went on to remind residents about the Inspection in June.

We are working well with URH to try and bring us up to a 2 star rating to get the government funding to bring your homes up to the Decent Home standard.

This is going to be a very important time for us not just committee and staff but you the residents as well.

You are all going to be expected to take an active part in the inspection, as resident involvement is all part of us getting this funding.

MB went on to say that we along with URH will keep you up to date.

And we will also let you know in what way you can help.

**Item 8**

***Questions for the Director***

**1 *What has Lambeth done with all of our money?***

MB said it was a good question but how could he answer in full.

MB said all he knew that money that should have been in the HRA account had been spent elsewhere.

MB went on to explain that the Housing Revenue Account (HRA) was set up to be ring fenced which meant that rents, service charges, and money from sales of property all went into this account and could not be used for anything else.

But sadly it has been used and spent elsewhere.

**2 *What are the Councillors doing about our cuts?***

MB said our Councillors were invited tonight but none of them has come

MB said it seems as though they are supporting the officers and he was not sure whether they did not fully understand what was going on and what the cuts would mean or just not interested in supporting us.

MB said it may be a good idea for everyone here to write to their Councillors and remind them they were voted in to support you.

**3 *What about a petition?***

MB said in some circumstances petitions work, but in this case felt letters would be more beneficial especially if they are inundated with them.

**4 *What about you doing a standard letter and residents being given a copy to sign?***

MB agreed this was a good idea and we will write a letter that you could sign and either post it yourselves, bring it to the office, or give to your block representatives.

**5 *Are all TMOs receiving the same cuts.***

MB said yes.

**6 *Who decides what building work gets priority and when.***

It was ours but Lambeth are now responsible. If we pass in June we will be able to decide.

**Item 9**

***Any Other Business***

MB asked if there were any questions you would like to ask.

There were none.

**Item 9**

***Any Other Business (continued)***

MB said that we will be looking to set up Focus Groups in the future and hoped more of you would get involved.

He went on to say that you would soon be receiving a Newsletter this will outline the Restructure of Roupell Park and outline our plans for the future.

MB then thanked every one for their attendance and said he looked forward to seeing them at the General Meeting.

MB closed the meeting and said he hoped residents would stay and join us in some refreshments.

**Item 10**

***Date of General Meeting***

MB announced that the General Meeting would be held on **Thursday 13<sup>th</sup> December**

**Item 11**

***Refreshments***

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