

Webber and Quentin Limited

Annual Report

AGM 23rd September 2017

The Bigger Picture

Welcome. Our flats are our homes and we aim to look after each other whilst respecting each other as neighbours. We have come a long way since October 2015 when we formed the Webber and Quentin Cooperative Society. On behalf of the Board members, I would like to record here a special mention for Susy Lloyd, of Scoff Ltd, who is, and has been, our Lead Advisor throughout this 3 year TMO creation and training process. She has taken us into and through a world of the unknown and the challenging, sometimes alarming, process of preparing for change. Her experience and rigour has given us a clear and consistent programme which has been both reassuring and a great support.

Thank you.

An estate based Manager will make all residents' lives easier. Managing our repairs with our own contractors, our gardening and communal spaces, and being close by for a confidential chat when things are tough or money 's tight.

- **Our TMO Manager**

The Board agreed a job description and advertised for our new Manager since 6th September 2017 on JobsGoPublic. 31 applied. Interviews will be held on 10th October, with Susy Lloyd, our Lead Advisor, 3 Board members, myself, Orenda and Angela, and our observer, Alex Heslop, our Council TMI Team link officer. A Southwark Council rep has also read all the applications and will run competency testing on the same day as the interviews. The planned start date of 1st December 2017 gives 4 months to employ the cleaning and book keeper roles and set up all the financial systems and contractors, before we go live in April 2018.

- **Our TMO Office**

We have had a warm welcome from Bankside Open Spaces charity, running Living Space at 1, Coral Street, opposite the Hampton Hilton Hotel on Waterloo Road. The W&Q TMO have signed a rental licence for our office space for 1 year from August 14th 2017. Southwark Council have guaranteed in writing to pay the rent for this whilst we resolve our long term office location.

We will be discussing the permanent office location by early 2018. Planning Permission for the office was granted in early 2017 for the site of the current vegetable garden on the corner of Barons Place and Webber Street. The Council must now check the higher costs to remove underground asbestos on this site before giving any permission to start construction. Any alternative options will also need to be discussed and none so far have been suggested.

The important priority has been to keep to the Ballot timetable we voted for and to get our new Manager in post to enable us to start.

- **Electing residents onto our Board**

At our 1st AGM last year in September 2016, 4 residents were elected to join the 8 who created Webber and Quentin Limited in Oct 2015, making a full Board of 12 members as our rules allow.

One Board member stepped down due to work pressures and my thanks to Tamer El Atwill for his contribution and to the other 10 Board members for their time commitment and lively discussions, all helping us to develop our TMO. Special thanks to Angela, our Treasurer, and Orenda, our Secretary for their extra work on keeping our finances and our records up to date.

Our local councillors deserve a mention too for their on-going support and attendance at our meetings.

Every AGM will require 3 existing Board members to stand for re-election from those who have been in post the longest, to keep the Board fresh and open to new members if they wish to stand for election. These Board members work on members' behalf, they are not paid, and each AGM and General meeting is everyone's chance to discuss plans and budgets so do take that opportunity to find out more, ask questions and make suggestions.

Our first Board meeting after the 2016 AGM elected the Chair, Secretary and Treasurer. We have a good mix of ages and residents from both Quentin and Webber blocks on the Board. The first Board meeting every year after the AGM will always elect these three posts.

- **New Website-webberandquentintmo.org**

A new website has been created to aid our communication and it uses Google translate to help everyone understand the information as much as possible. Look for the button at the bottom of the home page to change the language. It will also be possible to make an appointment to see the manager personally of course or to contact them by telephone or email as we recognise that using a website is not everyone's first choice. Evening and Saturday sessions will be planned.

Once we are live, the new website is an easy way to report repairs etc. but it is worth visiting now to read a summary of what we are working towards, find all the newsletters we have delivered door to door over the 3 years since we started and our wonderful "Happy" film link to YouTube, produced with a small grant by Rachel Davies and David Moore, in Mawdley House, Webber Row estate.

It contains a contact form where you can ask questions or ask to join as a TMO member, put your name down for a bike locker etc.

We currently have 104 TMO members and each has one vote.

- **Our Meetings and Assessments**

We have passed our 2 independent Assessment visits as to competency to operate as a Board.

Orenda and I attended the Southwark TMO conference in November 2016 and met other Southwark TMO reps from other Southwark estates. It was very supportive. I now regularly attend the TMO group meetings and learn from others who are much longer established.

We held a 2 week independent ballot of all residents and absentee leaseholders between end Nov and 9th December 2016 and we door knocked all flats and chatted to other residents many times on becoming a TMO and a majority of residents said YES.

We have held the following meetings since Jan 2016 and received the grant in our new bank account:-

- 11 x Board meetings plus 1 General Public mtg in April 2016 and the Sept 17th AGM 2016- thank you to Travelodge for hosting us again.

- 6 x Finance subcommittee meetings to check reconcile the TMO bank statement monthly and authorise any payments.
- 5 x TRA meetings:-
- Discussed and met the contractors for the electric supply contract on the Webber Row estate
- The planned external works on Webber Row estate starting in Feb 2018
- The Thames Water bills:-affecting both Quentin and Webber Row, now being directly payable by Tenants in rents as well as Leaseholders.
- We held the final TRA AGM in June 2016 where we voted unanimously to become a subcommittee of the TMO and have only 1 bank account and one set of accounts running in 2017/18 onwards.
- 6 Saturday training sessions for Board members.
- We have met with the council officers and the architect on several occasions to discuss the office planning and design.
- We registered with HMRC to pay our taxes as an organisation.
- We had our financial activities and records checked and audited by Appleby Wood and Angela will explain those and ask for a vote of approval.
- We increased our TMO income and activities by considering grant applications:-
- I applied for a £2,500 garden community activity grant on behalf of the TMO in March 2017 for 17/18 and was successful and which has already exceeded our target voluntary time .
- Rachel was successful in a small Greener Cleaner safer grant for Mawdley Courtyard improvements for £6,000 to be completed by 2019.

What's next? Welcome our new TMO Manager and Prepare to Go live!

Jill Goddard, Chair

Webber and Quentin TMO