Battersea Tenants Co-operative Limited

 155 Battersea Rise London SW11 1HP

 Minutes of the AGM for 2021 held on Thursday

 28 October 2021 by Zoom.

Meeting commenced at 7.45 pm

1. Present. R. Cargill, M. Fulcher, R. Bell, A. Fraser, J. Fulcher

 C. Spice, L. Hayward, D. Fulcher, J. Studholme. A. Studholme, P. Lynch.

K. Klidzia and. T. Savin (managers)

A discussion had taken place on the necessary quorum. R. Bell thought it was a fifth but had no rules to hand. Agreed to proceed with members present and see if others came later.

2. Apologies. D. Cooke, R. Partridge, L. Closshy, N. McAuliffe

No Proxy votes registered.

1. Minutes and matters arising.

 1.1 M. Fulcher said the Balance Sheet should go out at the AGM.

 Some people thought the Turnover account page gave a clearer picture of

 the financial position as the Balance Sheet is hard to understand. Agreed

 both go out. Also any member can ask for a full set of the Annual

 Accounts, with all the notes, be sent to them.

* 1. M. Fulcher proposed the 2020 AGM minutes be approved and J. Fulcher seconded that.

For. 8, against 0, 3 abstained as not at last AGM.

1. 2021 Annual Audited Accounts.

M. Fulcher the Treasurer presented the Annual audited Accounts, which showed BTC was still improving its finances and building up reserves, while still carrying out essential repairs and services. This is in spite of a difficult 18 months. The Surplus was £64864 down from the previous year as the delayed cost of the cyclical maintenance costs were paid out.

D. Fulcher asked the reason for the increase in depreciation over the year. To be looked into and an explanation sent to him.

 M. Fulcher then proposed the meeting accepts the Audited Annual

 Accounts and D. Fulcher seconded it.

 L. Hayward said that if there was no quorum the Annual Accounts

 could not be approved. R. Bell said that a meeting could be held as an

 extension of the AGM, a week later, at which a small number of

 members could form a quorum and ratify all decisions taken here. So

 proposed we take the decisions now to be ratified then. Agreed

 Annual Accounts Approved 11 for, 0 against 1 abstained.

 K. Klidzia proposed the meeting thank M. Fulcher for his work as

 Treasurer during this difficult year. All agreed.

1. Annual Report for 2021.

 R. Cargill the Chairperson presented the Report.

 The Report described how the Co-operative is run by its elected Management

 Committee and managed a variety of rehabilitated houses. they had been

 funded by government of local authority loans and grants. The majority of the

 loans are now paid off.

 During the year two new members had been accepted and housed but sadly

 one long standing member had passed away. The sub- committee had been

 reviewing the Policy and Pointing System.

 Finance as shown in the Annual Accounts was stable and improving. The

 accounting service used by BTC presents quarterly reports to the Management

 Committee.

 Care had been taken to conform to Covid regulations when carrying out

 essential works and services such as Gas safety checks.

 The electrical safety programmed was delayed and needs to re-start

 urgently. A fire safety specialist did go ahead and carry out risk assessments

 on all properties. A fire safety plan is being prepared for bringing all

 properties up to the latest safety standards. Health and safety priorities mean

 the Co-operative has been cautious on replacements and improvements so a

 carefully costed programme is being worked out for future works.

 The Cyclical programme on 6 properties had problems and dissatisfied the

 tenants so Committee and managers are working to get all works completed

 to satisfaction by the surveyors and the contractor. Chairperson stressed the

 importance of feedback on services.

 BTC did not raise rents this in 2021 due to difficulties caused to members by

 the pandemic but a rent rise in line with inflation will be discussed next year to

 meet urgent commitments.

 He proposed thanks to the Managers for the works during the year and

 thanks were expressed to the Chairperson for running meetings so well. All

 this was agreed.

4. Policy Matters. No Policy changes ready to proposed at present.

5. Nominations for the Management Committee.

The following names had been received.

J. Fulcher, D, Cooke. R. Bell, A. Fraser, A. Porter. M. Fulcher. T. Fagan,

R. Cargill, D. Studholme, L. Hayward, K. Porter.

Officers: R. Cargill still willing to be chairperson, T. Fagan to be Secretary and

M. Fulcher to be Treasurer. There were no other candidates.

A vote was taken and the nominations for the Management Committee were approved and the Officers confirmed.

11 for, 0 against, 0 abstained.

6. Volunteers for Sub- Committees.

The following members had volunteered

Maintenance Sub- Committee.

A. Porter. R. Bell, L.Hayward. C. Shettle, C.Porter, T. Clohssy, M. Fulcher

Approved 10 for, o against 1 abstain.

Membership and Allocations.

D. Cooke, C. Shettle, A.Fraser, N. Clohssy, K. Porter, J. Fulcher.

Approved 11 for 0 against 0 abstained.

Complaints and Disputes.

N. McAuliffe, Emily Samson, J. Fulcher, C. Shettle, R. Bell.

Approved 11 for, 0 against, 0 against.

R. Cargill thanked all who had agreed to volunteer.

7. Approval of Auditors, bankers etc.

Auditor. K. A. Johnson.

Accountants Alexander Associates

Solicitor Glazer Delmar and TWM

Bank HSCB but Co-op Bank being considered as more ethical.

R. Bell asked for full vetting, recalling disastrous decisions of Co-op bank in the past. Agreed to take a year looking at all ethical options before reporting to the next AGM.

R. Bell proposed vote all in on one vote. Seconded M.Fulcher.

Approved 9 for 0 against 2 abstained

8. BTC Managing Agents. K. Klidzia and T. Savin left the meeting.

The renewal of the Management Services Contract with Treehouse had already been discussed at the Management Committee meeting and it was proposed to renew the Agreement for a further year.

Proposed R. Cargill, seconded A. Fraser.

11 for. 0 against 0 abstained.

The Treehouse managers returned.

9. Any Other Business

* 1. T. Savin said next year a big traditional, in person, AGM with refreshments should be organised so members could meet each other.

All agreed on this special meeting when circumstances allowed.

* 1. As the BTC Rules were not at hand the exact position on finishing the business was not clear. R. Bell thought it best to send out notices for finishing the AGM when a small number (maybe 4) of members could form a quorum to ratify all decisions taken at this meeting. Rules to be checked.

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R. Bell later notified the office he had checked rules and found he was wrong and it said a quorum was one tenth of the 75 registered shareholders. That was 8 and 11 had been present at all times in the 2021 AGM. Therefore, all the decisions were taken were properly approved by a quorate AGM meeting. No further meeting was required and the notice was cancelled.

 R. Bell asked the managers to convey his apologies for his error to the members present at the AGM.

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