Annual General Meeting (AGM)
Held on
Saturday 27th July 2024
2:00p-3:00pm

St Mary Magdalene School, Howson Road

Members Present: SL (Chair), SS (Vice Chair), SJ (Secretary), SF (CM), AG (CM), ED (CM), FJ (CM), BR (CM), JC (CM), LW (CM), AS (CM) MF, MM, CL, EH, BH, LW, DJ, DR, ER, PA, HL, LM, DD, CL, OA, HU, RG, AJ, GE, CM, TG, HS, CM, MM, AM, PB, MB, IRJ-T, RF, MB, KV-B, SG & MM.

In Attendance: MC (Manager), SJ (Finance Manager), LB (Housing Officer), GO (Surveyor) & SKU (Administrator & Minutes)

Item		Action By
1.	**Introduction and Apologies:** The Chair welcomed members to the 50th AGM. He said that BTC is a people's organisation- looking back 10 years ago very few Brockley properties were double glazed, by next year every BTC property will be double glazed. We have even changed the quality of the products we use in our properties. SL thanked LM, PB and JC for organising the photographic exhibition. MC, the staff and all the management committee members for all their hard work	

	and help with the organisation of the 50th party celebrations. He also thanked everybody for attending. **Declaration of interest-** none declared **Apologies were received from:** BF-Pierce, XP, JR, HA, GW, AB and EW.	
2.	**Approval of Minutes of AGM Saturday 27th July 2023-** Approved	
3.	**Matters Arising-** To promote Voice Group participation.	
4.*	**To consider the Annual Report on the business of the Co-op and to receive the financial statements for the year ended 31 March-** SL introduced the Annual report and financial statement that members had been sent prior to the meeting. He noted that our surplus had reduced this year compared to last year but said that we knew the reasons for this being an increase in maintenance costs as we had carried out some big component replacements – kitchens, bathrooms, windows and roofs, along with the costs of paying off our mortgages that included an early payment penalty clause. Despite this we have still generated a surplus of £29k and our finances remain healthy. SL asked if members had any questions about the accounts. No questions were asked about either the annual report or the accounts.	
5.	**Consider a resolution to disapply the requirement to appoint a qualified auditor-** considered and agreed	
6.	**Formally re-appoint our Reporting Accountant, Cooper & Co-** Re-appointed by all	
7.*	**(A) to confirm there will be three General Meetings in the coming year- 10th December 2024, 15th April 2025 and AGM 26th July 2025-** confirmed **(B) Approve the meetings timetable 2024/25-** Approved	

8.	**Election of Committee Members- for business continuity the Chair, Vice Chair, Secretary and Treasurer to be elected by Committee Members at the first Management Committee Meeting on Tuesday 17th September 2024-** This year as 14 nominations were received it is not necessary to hold an election. There is one for spot for anyone who may be interested. SL thanked last year's Management Committee and the officers. He also thanked MC and the staff. The nominations received to serve on the Management Committee 2024/2025 are as follows: 1. SL 2. MM 3. GE 4. JC 5. LW 6. SJ 7. ED 8. AG 9. SS 10. SF 11. FJ 12. MB 13. AS 14. BR SL asked members to think about what we can do to make the Co-op better and what we can rectify and improve upon. Members were reminded that 5-10 years ago we started with windows which was the main problem. Members asked about kitchens & bathrooms, external maintenance of properties and gardens. SL confirmed that the maintenance and upkeep of gardens is ultimately the tenants responsibility. If there is a hazard or debris, then this is something we can fix and they should report it to the office. For us to cut grass would be money badly spent – members were told again to look after their gardens. We are in the process of getting new kitchens and bathrooms especially in Brockley properties. SL encourages Hexagon tenants to come forward to the	

	office and we can pursue Hexagon to get things done. He gave an example of a time when Hexagon said no to a kitchen upgrade and after writing to them, they changed their mind. Cyclical works have started at Friendly Street properties.	
9.	**Voice Group Feedback-** LM fed back on behalf of the Voice Group. She thanked MC and the staff for everything they have done to make the 50th happen. LM filled everyone in on BTC Voice groups upcoming events. • The seaside trip is on the 17th August to Littlehampton. • The seaside trip is something BTC Voice group do every year. Only 4 tickets left now and if anyone is interested to contact hello@brockley.coop as soon as possible. • In the Christmas period they are organising a trip to Catford Broadway Theatre to see Sleeping Beauty. An exact date has not been set as yet. It will be in December on a Sunday and people should watch out for that. • They will also do a Christmas raffle this year, hamper and gift cards • The next coffee afternoon will be on the 05.10.24 this is something they do every two months at various locations. It is a lovely way to meet other members and just to get to know people - also the coffee and cake is free. • Next Voice meeting is scheduled for the 8th September and everyone is welcome- Voice meetings are held once a month on alternate Sundays and Tuesdays. • BR updated everyone about an organisation they have been working with and donated money to called CASH (Community Asset for society and Housing). They are an organisation that help and support people who want to set up a Co-op. They are eager to find out from existing Co-ops about how they feel and about their experiences. This is a long-term thing, and they may be able to help us get more funding. They also do a number of workshops. Anyone interested in finding out more should contact Hello@brockley.coop • LM reminded everyone that there is an exhibition today in the annex where the food is being served. The exhibition photos were taken by PB and JC. It is a collection of photographs of some of our oldest	

	members and some new members. LM thanked everyone who was involved with the exhibition.	
10.	**Verbal report by the Chair-** SL encouraged those who have not seen the mural to go and see it. It can be found on the junction of Brookbank Road and Algernon Road – It is very nice. The mural was also part of our 50th celebrations. SL introduced SJ to speak. She thanked MC, staff and members who worked to bring today together as it took a very long time to organise. She also thanked everyone for coming. She said that the Co-op relies on members to be active and listed all the ways in which people can be active. For example, by attending meetings, being part of the Management Committee, new people to take part and people who haven't tried to come along and take part in whatever way they can. She reminded people that it is about them, and we do have a good team of staff who deliver, and the members need to deliver too, to ensure the Co-op keeps going for another 50 years.	
11.	**AOB-** none	

Signature..... Date: 26/7/2025