Annual General Meeting Minutes

Saturday 26th July 2025 3pm to 5pm

Members present: SL (Chair), SJ (Secretary), MM, (Member Responsible for Complaints), GE (Treasurer), LW – (CM), FJ (CM), AG (CM), JC (CM), AS (CM) MB (CM), BR (CM), SG, EU, RF, TG, HS, AH, MF, KV-B, CJ, DJ, AJ, GS, NA, AH, XP, PB, AT, GB, ML, PB, EW, CM, EH, BH, ER, RG, MM, MD, LO, JR, GN, OA, DR, HU & CL.

Prospective Members: BM & DR

In Attendance: MC (Manager), SJ (finance Manager), GO (Maintenance Surveyor) SKU (Administrator & Minutes) & RW

Item	Agenda Item	Time
1.	**Introduction:** The Chair extended a welcome to all members and, for the benefit of prospective members he explained that this was our Annual General Meeting (AGM). While prospective members were welcome to participate and ask questions, they would not be eligible to vote. **Declaration of interests:** None **Apologies:** ED (CM), SF (CM), SC – Vice Chair (CM), LM, IRJ-T, CM, BF-P, TW, AB, KV, MP, SB & **Prospective Member:** CR	
2.	**Approval of Minutes of AGM Saturday 27th July 2024:** Approved	
3.	**Matters Arising:** None	
4.	**To consider the Annual Report and Tenant Satisfaction Measures Report on the business of the Co-op and to receive the financial statements for the year ended 31 March 2025:**	

	No questions were raised regarding the managers' report. MC explained that the Co-op conducts the Tenant Satisfaction Survey every two years because of the size of the Co-op. The results of the survey will be discussed at the 'Away Day'. MC encourages all members to complete the survey upon receipt. In her report MC reported on our last Tenant Satisfaction Survey in comparison with Hexagons, London Landlords and UK Wide Landlords. The survey is sent out to all social housing providers with the same 12 questions. The regulator can then rank them and compare providers. BTC compare quiet favourably on most measures to the other social landlords. We're pleased to report another successful year financially, with a £66,000 surplus. The surplus from last year was deposited into a high-interest account. MC sent out smaller versions of the financial statement, full copies are available for anyone who'd like to review them. SJ asked what we would do with the surplus. MC answered this would help achieve the ambition to grow the Co-op stock and help towards the cost of stock and reaching Net Zero by 2030. MC noted that we had joined a consortium to bid for free consultancy and gain advice about Net Zero options and funding opportunities.	
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**: Reappointed by all	
7.	**To confirm there will be three General Meetings in the coming year -16th December 2025, 7th April 2026 and AGM 25th July 2026:** Approved **Approve the meetings timetable 2025/26:** Approved and also agreed that we will change next years AGM to commence at 3pm	
8.	**Election of Committee Members:**	

	For business continuity the Chair, Vice Chair, Secretary, Treasurer and Member with responsibility for Complaints will remain in position until new officers are elected by Committee Members at the first Management Committee Meeting on Tuesday 16th September 2025: An election is not required this year as we have 15 nominations. Selvin thanked last years Management Committee and the Officers. He also thanked MC and the staff. The nominations received to serve on the Management Committee for 2025/2026 are as follows: 1. SL 2. MM 3. GE 4. JC 5. LW 6. SC 7. SF 8. FJ 9. SJ 10. ED 11. AH 12. AG 13. AS 14. BR 15. RB	
	The meeting reconvenes as an ordinary General meeting	
9.	**Approve the minutes of the last General Meeting – 15th April 2025:** Approved	
10.	**Voice Group Feedback:** BR fed back on behalf of the Voice group. She thanked all the staff for being hands on in assisting the Voice Group to carry out their activities. • The seaside trip is on Saturday, 16 August to Viking Bay in Broadstairs. There are six tickets left and anyone interested should contact hello@brockley.coop . For those who have	

	already reserved tickets payment is due on the 1st of August. Should your plans change after purchasing a ticket, please let the Voice group know by contacting hello@brockley.coop • They are organising a trip to Catford Broadway Theatre in December 2025 to see 'Dick Wittington and his Catford cat' production. • Photographs from the exhibition will eventually be displayed permanently in the BTC office. Recently the photo exhibition was used at a Hexagon training day. MC attended the event to mark International Year of the Co-op and provide training to Hexagon staff about Co-op's with other representatives from BTC as well as from other Co-op's that manage Hexagon properties. The event was well attended by 35 Hexagon staff. • Coffee afternoon is scheduled for Saturday 2nd of September at the Hill Station Café on Telegraph Hill everyone is welcome. • Two street trees were planted via the 'Street Trees for Living' charity. The Jubilee trees are in Endwell Road and Tressilian Crescent they will have labels on them, so everyone knows why the trees have been planted. The Voice group is funding two more trees and from October 2025 they will be looking for Co-op members willing to take care of a tree outside their property. CM and JC both shared positive experiences of looking after trees, outlining what is involved in the care of the trees. JC noted that the Street Trees charity members are available for help and advice should any issues arise. • To foster community interaction and engagement, especially since not all Co-op residents know their neighbours, a voluntary window sticker competition was launched. Members are encouraged to vote for their favourite entry, and the winner will receive a £50 Love to Shop voucher. • BR spoke about positive experiences she has personally had with her upstairs neighbours, thanking them for their kindness, such as opening doors and keeping an eye out for her. MM appreciated her neighbours also for taking the bins out and bringing them back in on bin collection days	

	The group also received an email from Friendly Street appreciating their neighbours • The Voice group are calling for creative photos of BTC merchandise! They're especially interested in pictures taken in strange or unusual places. If you're joining the seaside trip, it's a great opportunity to get some shots	
11.	**Verbal report by the Chair/Secretary:** SJ said although she has had a great year she will not be standing for the position of Secretary. She did say that she would encourage people to remain active. The Chair thanked the officers and staff for their hard work, noting this was the best staff team the Co-op has had in a very long time. By the end of this year, all our Brockley-owned properties will have double glazing. This upgrade is essential for us to reach the required C rating on Energy Performance Certificates, bringing us closer to our net-zero target for 2030. Following this, we'll focus on other energy efficiency measures, such as loft insulations. He noted that 90% of BTC properties have received new kitchens or bathrooms within the last two years If you have any issues with your property, please inform us. We've noticed that repairs are often not reported, which becomes evident in the condition of some properties. You pay your rent, and we want to ensure all properties meet a decent standard. SL encourages all members to take good care of their homes. SL encourages all members to attend meetings. He also urges committee members to actively listen to non-committee members and to prioritise decisions that serve the best interests of all members, believing this will lead to significantly greater progress.	
12.	**AOB**	

Signature..... **Date**.....25/7/2026.....