

Leathermarket JMB AGM Held 30th October 2023 at 6:30pm
 Venue: Bermondsey Village Hall, Kirby Grove, SE1 3TD.

Number of members present:

66 JMB Directors attending:

Christine Parsons	Chair (Crosby, Lockyer & Hamilton TRA)
John Lynch	Vice-Chair (Crosby, Lockyer & Hamilton TRA)
Deborah Walsh	Director for Lawson Estate TRA
Clive Shaw	Director for Kipling Estate TRA
Yuan Potts	Director for Kipling Estate TRA
Lee Page	Co-opted Director
Michael Adu	Co-opted Director
Peter Baffoe	Co-opted Director

Apologies:

Dave Oakley	Director for Bermondsey St TRA
Martin Green	Co-opted Director

JMB Staff present:

Andy Bates	Executive Manager
Andrew Furtek	CEO
Vicky Ball	Deputy Manager
Daniel White	Estates Upkeep Manager
Wayne McAllister	Property Services
Manager Kelvin Lloyd	Responsive Repairs
Manager	
Berni McEwan	Finance Manager
Rosemary Awere	Homeowners Services
Officer Gina Bradley	Resident Services
Manager	
Julie Barks	Resident Services Officer
Beatrice Brown	Resident Services Officer
Igor Novokreshchenov	Resident Engagement and Board Support Officer

Guests:

Sam Dalton	Councillor, London Bridge & West Bermondsey
Sunil Chopra	Councillor, London Bridge & West Bermondsey
Nat Stevens	Resident Involvement Manager, Southwark Council
Michael Cook	Auditor with Kreston Reeves LLP

Minute-taker:

Igor Novokreshchenov.

1.	<p><u>Chair's Welcome</u></p> <p>Christine Parsons (CP) formally opened the meeting and invited all attendees to read the Code of Conduct that was included in the Information Pack.</p> <p>CP informed attendees that the meeting is audio-recorded for minuting purposes.</p>													
2.	<p><u>Manager's Report</u></p> <p>Andy Bates (AB) asked all Directors for the past year to stand up. AB thanked Lee Page, Michael Adu and Peter Baffoe, the Co- Opted Directors who are not residents of the JMB, for their support.</p> <p>AB asked all JMB staff to stand up. AB introduced new members of the team:</p> <table data-bbox="300 947 1121 1216"> <tr> <td>Andrew Furtek</td> <td>CEO</td> </tr> <tr> <td>Vicky Ball</td> <td>Deputy Manager</td> </tr> <tr> <td>Kelvin Lloyd</td> <td>Responsive Repairs Manager</td> </tr> <tr> <td>Julie Barks</td> <td>Resident Services Officer</td> </tr> <tr> <td>Beatrice Brown</td> <td>Resident Services Officer</td> </tr> <tr> <td>Igor Novokreshchenov</td> <td>Resident Engagement Officer</td> </tr> </table> <p>AB asked Cllrs attending the meeting and Nat Stevens to stand up and introduce themselves.</p> <p>AB is to retire in December 2023, after 27 years of being the CEO of the JMB.</p> <p>AB observed that the JMB has more devolved responsibility than the CBS or any other TMO in England. The decision-making process involves direct involvement of the residents via the elected Directors and through participation in sub-committees. AB praised Southwark Council for their support of the JMB.</p> <p>By being very local and not large, the JMB is well-placed comparing to other housing organisations for dealing with arising problems in a timely manner.</p> <p>Housing remains an issue. The variety of JMB housing stock raises particular demands for its upkeep. The Major Repairs Team and the Finance Team at the JMB are successfully meeting this challenge.</p> <p>The Directors and the JMB staff are working hard to ensure compliance with the Building Safety Act 2022. Providing reliable repairs service is another priority.</p>	Andrew Furtek	CEO	Vicky Ball	Deputy Manager	Kelvin Lloyd	Responsive Repairs Manager	Julie Barks	Resident Services Officer	Beatrice Brown	Resident Services Officer	Igor Novokreshchenov	Resident Engagement Officer	
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	<p>AB stressed the importance for the residents to keep their respective Resident Services Officers updated about any issues so that they can be acted upon promptly. RSO's are the primary persons of contact between the residents and the JMB.</p> <p>AB extended thanks to Daniel White and the Cleaning and Gardening Team for their work in keeping the estates looked after.</p> <p>Andrew Furtek and Vicky Ball are taking over the JMB management after AB's retirement.</p> <p>AB thanked the residents for their involvement and observed that the successes of the JMB are the collective achievement of everyone involved in its functioning.</p>	
3.	<p><u>2022-2023 Audited Accounts.</u></p> <p>Report by Berni McEwan (BM)</p> <p>In the face of inflation and the cost of living crisis (the cost of gas on JMB estates rose by over 100%, while electricity costs rose by 40%), Leathermarket JMB is in strong and sustainable financial position.</p> <p>The JMB made a surplus of 3.5% of income or £289 000.</p> <p>The JMB has benefited from Wayne McAllister (WA) accelerating the major works projects.</p> <p>Overall, 40% more has been spent on Major Works than in the previous year, and 20% more has been spent on repairs due to a combination of an acceleration in the major works programme and building inflation.</p> <p>The JMB will continue accelerating the Major Works, trying to get ahead of inflation, to ensure the most optimal spending. We are aiming to make a planned deficit in 2023/24 as we continue to accelerate the major works programme.</p> <p>Overall income is up by £387 000 or 4.8%. Rent income is up by 5%. Homeowners income overall between Major Works and Revenue is up by 4.3%.</p> <p>Actual revenue service charges in 2022/23 for leaseholders is up by 4.2%. Individual costs for individual leaseholders depend upon the actual services delivered on their block/estate.</p> <p>Expenditure is up by £1.3 million or almost 20%. More than half of the sum is the increased spending on Major Works.</p>	

<p>3.1</p>	<p>£360 000 more has been spent on repairs.</p> <p>£100 000 more were spent on the district heating gas bill.</p> <p>Staffing costs went up by £88 000, which amounts to standard 4% inflationary increase and is below the overall rate of inflation.</p> <p>BM thanked tenants and leaseholders for paying rents and service charges on time and in full as 90% of the JMB income comes from it.</p> <p>BM invited anyone who is struggling with paying their rent to approach their Resident Services Officer for advice and support before their situation deteriorates.</p> <p>BM invited Michael Cook (MC) from Kreston Reeves company who are the appointed auditors for the JMB, to comment. MC confirmed that the JMB accounts are true and fair and the audit was clean.</p> <p><u>Questions from members</u></p> <p>1) When will the accounts be made public?</p> <p>BM: the accounts will be with the Companies House by the end of December 2023, after they have been signed by the JMB and Kreston Reeves. The accounts are already available on the JMB website, and a printed copy can be obtained from the JMB office.</p> <p>Christine Parsons (CP): printed copy is included in the AGM information pack.</p> <p>2) From Richard Lee:</p> <p>a) Can JMB provide breakdown of costs to the Southwark Council? Is trimming trees JMB or Southwark responsibility.</p> <p>BM: As self-financing body, JMB keeps all the income from rents and service charges. The JMB has to take over from Southwark the housing debt that Southwark has accrued to building and major works on the properties to date. To this effect, JMB pays £1.2 million to Southwark annually.</p>	
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The rest of the expenditure is JMB's contribution to core services.

Tree trimming is JMB responsibility.

b) What part do the newly built housing makes in the audited accounts? At the recent Leathermarket CBS meeting it was said that the rents on Joseph Lancaster Terrace and Marklake Court properties is paid to the CBS and not the JMB – of which CBS pays some percentage to the JMB. How much of these rent money comes back to the JMB to pay for the services on those two estates, and what is the logic behind the arrangement?

BM: the CBS and the JMB are separate and independent in terms of the finances, the logic being that the JMB cannot risk investing residents' money into new developments. If the JMB is not to pass its continuation ballot, the CBS will remain in place, and if CBS ceases to trade, it would not affect the JMB. As per the agreement with Southwark, the newly builds are set up on management maintenance allowance basis. As the actualisation of charges for leaseholders is completed, the Directors and the JMB Finance team will be reviewing the costs associated with Joyce Newman and Marklake. Any issues will be discussed with the CBS, to ensure that all necessary costs are covered not at the expense of the JMB residents.

3) Who does the cleaning and repairs in the newly builds on the estates? Are these costs included in the accounts?

BM: CBS pays the JMB to deliver those services. These costs are not shown separately in the accounts but the Directors have tasked BM by the time of the next Board Meeting to calculate the actual costs of those through the audit and the homeowners charging actual process. Once the accounts are finalised, it will be reviewed annually.

4) What does CBS stand for?

BM: "Community Benefit Society". It was set up to build new homes.

4.	<p><u>Audit arrangements for the forthcoming year</u> Kreston Reeves LLP have been the auditors of the JMB from its early days.</p> <p>The JMB members are invited by Andy Bates to vote for the re- appointment of Kreston Reeves as auditors, but to test the market to ensure we continue to get value for money from the audit in terms of cost and quality.</p> <p>For the appointment of Kreston Reeves: 49 votes.</p>	
5.	<p><u>Ratification of Directors</u></p> <p>Voting led by Andy Bates (AB). Votes validated by Vicky Ball (VB) and Berni McEwan (BM)</p> <p>Decima St TRA and Bermondsey St TRA had their AGMs and nominated Directors, but because of the ongoing dispute with the JMB over adoption by them of the JMB Model Constitution they will not be ratified. Several approaches are being looked into in attempt to resolve the situation (mediation, direct resident involvement).</p> <p>Valid nominations are with the remaining three TRAs:</p> <ul style="list-style-type: none"> - Crosby, Lockyer and Hamilton. - Lawson Estate. - Kipling TRA. <p>a) Crosby, Lockyer and Hamilton TRA.</p> <ul style="list-style-type: none"> • John Lynch: nominated by Sean and seconded by Kevin. <p>For: 36 Against: 1 Abstained: 5</p> <ul style="list-style-type: none"> • Christine Parsons: nominated by Ejovi Edemete and seconded by Mandy Marshall. <p>For: 40 Against: 2 Abstained: 1</p> <p>b) Lawson TRA.</p>	

	<p>Deborah Walsh (DW) stood down as the Director.</p> <ul style="list-style-type: none"> • Abimbola Akinwumi nominated by Gary and seconded by Peter Skelton. <p>For: 30 Against: 0 Abstained: 5</p> <ul style="list-style-type: none"> • Peter Skelton nominated by Christine Parsons and seconded by Abimbola Akinwumi. <p>For: 32 Against: 0 Abstained: 4</p> <p>c) Kipling TRA.</p> <ul style="list-style-type: none"> • Clive Shaw nominated by Tony and seconded by Nick Pandey. <p>For: 38 Against: 0 Abstained: 3</p> <ul style="list-style-type: none"> • Yuan Potts nominated by Christine Parsons and seconded by Leigh Hatts. <p>For: 42 Against: 0 Abstained: 3</p>	
6.	<p><u>Resolution to continue the JMB</u></p> <p>As per the JMB management agreement, there are two requirements:</p> <ol style="list-style-type: none"> 1) Continuation Ballot every 5 years. JMB residents are formally asked if they want the JMB to continue. The last Ballot was held in 2021, with 90% voting in favour of continuing the JMB. 2) JMB members need to vote annually at the AGM if they want the JMB to continue. <p>Andy Bates (AB) led the in-person vote. For: 48 Against: 1 Abstained: 4</p> <p>Proxy votes:</p> <p>For: 34 Against: 0 Abstained: 1</p>	
7.	<p><u>Adopting the Minutes of the previous AGM and 2 GMs</u></p>	

7.1.	<p>1) Minutes of JMB AGM held on 07/11/2022.</p> <p>For: 35 Against: 0 Abstained: 1</p> <p>AB asked if there were any corrections to the Minutes. Richard Lee (RL) raised an issue regarding the last section of the Minutes (14) where comments are made about him in person and about Bermondsey St TRA.</p> <p>RL does not find it an appropriate procedure that personal attacks should be included in the minutes, and asks for them being edited out.</p> <p>RL complained to AB in writing about it. AB wrote back that he would remove them from the minutes, but no action was taken. RL has written to AB on the previous week, asking why the minutes weren't published on JMB website in advance of the AGM for members to review. AB again replied that this would be done but no action was taken.</p> <p>RL moves that the comments under section 14 of the above- mentioned minutes are removed.</p> <p>Debbie Walsh (DW) commented that she was one of the attendees at that meeting and stands by what is said in the section 14.</p> <p>DW is against the removal of the comments.</p> <p>AB confirmed that he did reply to RL that he would look into the minutes again. AB felt that the comments in section 14 comprise a serious allegation that the JMB should not wash over.</p> <p>AB asked members to vote if they agree with RL that personal comments should be excluded from the minutes.</p> <p>Question from audience: If that was a serious allegation, what was done about it?</p> <p>AB replied that he cannot go into detail about it. The issue is being worked on with the TRA.</p> <p>An attendee observed that if it was committed in writing that the comments will be removed, than it should have been done. DW agrees.</p>	
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7.2	<p>Comment from a resident: working with the Bermondsey St TRA on resolving ongoing issues should be the first priority of the Resident Engagement Officer. As to the minutes, there shouldn't be a vote if it was already agreed prior to the meeting that the comments will be removed.</p> <p>AB agrees to remove section 14 from the minutes.</p> <p>2) Minutes of the JMB GM held on 28/11/2022.</p> <p>AB asked if there were any corrections.</p> <p>Janet Jones: a Code of Conduct needs to be adopted to minimise disruptions during meetings.</p> <p>AB: Agrees and observes that after the last AGM, several members complained that they felt very uncomfortable and some were triggered by it. The JMB has, in fact, drawn up a Code of Conduct and it is included with other documents in the members' AGM pack.</p> <p>RL raised issue with the last section of the minutes (section 4). RL agrees that that was said but he believes such personal comments should not be entered into the minutes. RL says that he wrote to AB asking for their removal and AB replied that he would.</p> <p>RL requests that most of the comments under section 4 are removed.</p> <p>AB: replied that he wrote he would look into the comments, not remove them. The comments have been looked into and it was agreed that they were not personal but general comments in regards to the TRA.</p> <p>AB asked members to vote to adopt the minutes.</p> <p>For: 19 Against: 4 Abstained: 12</p> <p>Question from Jennifer Olisa: Who took the minutes?</p> <p>AB: both November sets of minutes were recorded by an independent minute-taker hired for the job, while the July</p>	
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7.3	<p>minutes were recorded by Sangita Zeline, the new Office Manager of the JMB.</p> <p>3) Minutes of the JMB GM held on 12/07/2023.</p> <p>For: 23 Against: 0 Abstained: 11 RL asked if there was Any Other Business. AB replies there is none on the agenda.</p> <p>The meeting formally ended at 20:05.</p>	
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