Minutes of the JMB AGM meeting 27 October 2025

6pm to 8pm, Bermondsey Village Hall.

Attendees:

Directors: Clive Shaw / John Lynch / Christine Parsons / Yuan Potts / Abimbola Akinwumi / Mark Platt / Martina Moh

JMB Staff present:

Ali Imam	JMB CEO
Tina Bull	Head of Customer Services
Maynard Stevenson	Head of Property Services
Abbi Agana	Chief Transformation Officer
Daniella Rebacz-Drabik	Estates Upkeep Manager
Xander Holmes	Senior Housing Services Manager
Majda Pamic	Finance Manager
Igor Novokreshchenov	Resident Engagement & Board Support Officer
Julie Barks	Housing Services Officer
Heather St Louis	Housing Services Officer
Roseline Abo	Housing Services Officer

Other attendees:

Cllr Emily Hickson	London Bridge & West Bermondsey Ward
Shanice Beckford	Accountant, Kreston Reeves LLP
George Lomotey	TMO monitoring officer, Southwark Council
Erika Caldeira	TMO monitoring officer, Southwark Council

Residents: 41

1. **Welcome & Introductions**

Clive Shaw (CS) chairs the meeting and welcomes attendees, stresses the need for everyone to be courteous and consider other attendees when speaking.

CS reminds everyone that the AGM is not a meeting for individual resident issues to be raised: a 2-hour surgery with JMB staff has taken place prior to the meeting, any similar issues are to be addressed with the JMB staff outside of it. CS hands over to Yuan Potts (YP)

YP gives a brief overview of the JMB history. LMJMB is unique in being self-run, unlike most other council estates that are being run by their respective Councils. JMB is made up of active conscious residents and is rooted in its communities. Resident-led, it employs dedicated staff team to run its day-to-day operations, with Board of Directors setting strategic targets. JMB is a dynamic organisation with a focus upon improving its service delivery. YP gives the floor back to CS

CS introduces the JMB Senior Managers Team, the Finance Manager, and the Auditor.

2. Minutes of last year's AGM.

Residents are given a few minutes to read over the minutes.

Vote to approve minutes:

For: 30 **Against: 0** **Abstained: 11**

Minutes approved.

3. JMB Transformation Report

The report is delivered by Abbi Agana (AA).

AA is an independent transformation consultant who worked in housing sector for the last 15 years.

JMB transformation is focusing upon improving the overall performance by introducing some changes to the staff and governance structure. Transformation proceeds in 3 stages.

Stage 1: Stabilisation – Spring to Sumer 2025. Involves interviews with every JMB staff member in order to determine correct redesign vis-à-vis job descriptions and actual performance. Attitude and values are taken into account and inform restructuring.

Stage 2: Normalisation – Summer to Autumn 2025. Involves co-designing with the residents in terms of their expectations from the JMB, exploring new approaches to address existing challenges, including staff changes. Ensuring that the existing JMB staff structure is fit for purpose and is cost-effective.

Stage 3: Governance review – Winter to Spring 2026. Professionalising the governance is key to ensuring long-term strategic direction and success. Will involve co-review and co-design with the residents and the Board, looking into the TRAs and their relations with the JMB. Key individuals will be (re)trained, to ensure their best performance as per their roles. This will also include looking into overall communications and their effectiveness.

Work will go beyond transformation, to catalyse and accelerate all that the JMB has achieved over its 30 years in operation. Action lifespan should extend beyond the 2026 Continuation Ballot. Changes should be visible and felt by both residents and staff. There should be robust engagement process in place, capturing residents' feedback and transforming it into sensible actions.

Discussion: Residents comment that all work on governance with the TRAs should be collaborative and not "imposed upon". Opportunities need to be provided for those who would like to get involved but can not do so via usual pathways like TRA meetings / workshops etc.

4. **Auditors Report.**

CS introduces Shanice and comments that the JMB does not yet have Head of Corporate Services, and the JMB Finance Team is being managed by Majda Pamic, the Finance Manager, and Michelle Daniel, Finance Consultant.

Shanice Beckford (SB) presents the Audited Accounts. SB explains that all financial statements, service charge statements undergo audit before the formal report is submitted to the management. Work has been done on a sample basis, to identify if there are any errors and estimate errors in general. Key risks include statement of revenue due to fraud, unverified transactions, directors override, and unfollowed payments. Substantive tests determine validity of transactions and the parties responsible, to ensure that the proper authorisation process has been followed.

Overall highlights are as follows:

Rent and service charges has risen due to Southwark increases. There was a reduction in the major works expenditure and catching up on projects that haven't been addressed during the last year. JMB received an interest due to its now using an interest-bearing account. Reserve Fund is ringfenced.

Full text of the accounts is available on the JMB website, and can be sent to individuals upon request.

Residents are asked to vote on accepting the report.

For: 29 Against: 0 Abstained: 12

Auditor's report is accepted.

CS thanks SB and Kreston Reeves for their work.

SB leaves the meeting.

5. **Resolution to Continue the JMB.**

Before the voting, CS informed the attendees that Cllr Hickson has to leave and thanked her for all her support to ward and its residents. Cllrs Hikson thanked the residents back and informed them of her stepping down in May next year.

<u>Voting on the resolution to continue the JMB.</u>

For: 37 Against: 2 Abstained: 2

6. **Ratifications of Directors**

CS informed the attendees of who the Director nominees were.

As per the Constitution, all nominations were made in advance by their respective TRAs.

From Crosby, Lockyer & Hamilton TRA: Christine Parsons & John Lynch

From WaTTS TRA: Martina Moh

From Kipling TRA: Clive Shaw and Yuan Potts

From Lawson TRA: Abimbola Akinwumi and Mark Platt

Residents are voting for nominees as a group:

For: 33 Against: 0 Abstained: 1

The nominees are voted in as the 2025-2026 Board of Directors.

7. **Auditors Appointment**

CS and Senior Management Team discussed the arrangement between the JMB and Kreston Reeves currently in place, agreeing to continue it for this financial year, with a review of auditors' options to go with in the following year.

Residents are asked to vote to approve Kreston Reeves staying as JMB auditors for one more year.

For: 32 Against: 0 Abstained: 9

Meeting ended 19:00.