

CAREY GARDENS
CO-OPERATIVE LTD



ANNUAL REPORT
2023-2024

The Management Committee 2023/24

OMAR JALLOW (CHAIRMAN)

SIMONE ROSSI (TREASURER)

JEREMY GRAY (SECRETARY)

MARK DIBBEN

GIFTY KEBBAY

CHRIS WILSON

STACEY GAVIN

RITA ADEBANJO

SOLANGE BERMOND

MARILYN BOBB (Deceased November 2023)- Marilyn was a dedicated, passionate and vocal member of our management committee. She was well known and loved amongst the wider Carey Gardens community and was a sad loss to us. She will always be remembered and remains in our thoughts.

Since the last AGM Election in JULY 2023, the Management Committee has comprised of the above residents whom have volunteered their free time to oversee the running of the Co-operative. The board have met regularly to discuss estate priorities and objectives to ensure we work in line with residents needs and requirements, in accordance to the rules and regulations set by law.

There have been a number of changes throughout the year and we look forward to bringing to life new ideas and embracing further changes as we move forward, building for the future.

The Staff team

The Co-op office is open Monday to Friday, 9am-4.30pm, located at 296 Carey Gardens, London SW8 4HW.

Office Telephone: 0207 498 3664

The office staff are:

Natalie Collman, Housing Cooperative Manager – admin@careygardens.co.uk

Mohammed Almugashi, Housing Officer- housing@careygardens.co.uk

Esther Santana, Housing & Finance Administrator- accounts@careygardens.co.uk

We welcomed Esther to the team in June 2024 following Geneve McDonald's departure.

There are three Caretakers covering the estate cleaning:

- **Desmond, Winston and Bright.**

Performance

As a Resident's Management Organisation, Carey Gardens Co-operative is governed by Wandsworth Borough Council. As well as Quarterly monitoring reports that are used to review KPI's and draw comparison between our performance against other RMO's in the borough and WBC, the Resident's Participation Officer undertakes an annual review to monitor and assess the Co-op's performance each year. These reports are shared and reviewed during our committee meetings accordingly. Feedback is used to instruct the Manager on our priorities and expectations.

We are pleased to report that our Annual review was very positive again this year which highlights the progress we have been making to ensure our service delivery meets the requirements of the council. However, as a Coop, we aim to far exceed the expectations of the council as we want to be better! We recognize that we have a unique opportunity to ensure the estate we live in is one that we can be proud of. The management committee and staff are reliant on feedback from our residents. We need to understand what we are doing well but more importantly, what we are doing wrong in order that the relevant changes can be considered and implemented where possible.

Our objectives have continued to be that we provide a rapid and efficient response to repairs, understanding and fairness to ALL residents, ASB prevention and action against ASB, estate improvements and resident engagement.

Our main priority continues to be health and safety and we regularly carry out inspections across the estate and within blocks to identify issues such as items being stored in corridors, fire compartmentation and any other hazards. We work to address such issues as quickly as possible.

We have continued to expand our Approved Contractor list and now have some residents included, who have met our guidelines. We are proud to empower residents to be able to work amongst their community.

During this year, the Co-op have listened to resident's concerns and have taken steps to make relevant improvements on the Estate.

We have continued to liaise with residents to work on addressing traffic concerns. This has included rallying support from local councilors who have assisted in facilitating a traffic survey for monitoring Stewarts Road traffic in order to assist a campaign for additional traffic calming measures.

We have installed a bicycle enclosure and 2x Sheffield bicycle stands on the estate and await installation dates for another bicycle enclosure. The units are rented and the income will be used for other estate improvements or useful initiatives.

We have recently had various groundworks undertaken across the estate to address some issues of broken paving and bollards etc.

We have campaigned tirelessly to have Carey Gardens estate prioritized on the boroughwide CCTV upgrade project. We understand that the project planning is at its final stages.

The Major works roof renewal project generated lots of additional work throughout the year but was concluded in July 2024. The work has continued as we liaise with the Project Controller and Amber Construction, to follow up on outstanding issues.

Community

We want Carey Gardens Residents to LOVE where you live and enjoy your home & local community.

During this year, we have managed to work with local community groups as well as secure funding from various sources, enabling us to arrange and provide community resources, community events and trips, for our Residents.

Events have included:

- **Free tickets to Christmas show at Battersea Arts Centre made available to residents, NOV 2023**
- **Kempton Market trip: November 2023 and April 2024**
- **Discounted tickets to Wandsworth town hall pantomime, Dec 2023**
- **Christmas Party and Santa's Grotto, December 2023**
- **Christmas goodies giveaway bags in conjunction with youth charity FAST LONDON, Dec 2023**
- **Summer coach trip to South end on Sea, July 2024**
- **Community fun day- August 2024**

The Coop have provided the **Community gardening group** with funding and resources to enable them to plant bulbs across the estate to beautify various areas and to plant food produce in the office allotment garden.

We hope to engage more residents and continue the community effort to work together on such projects and schemes. We love to explore new ideas and provide support to assist in putting resident's visions to life.

The Manager and Committee members also regularly attend other community meetings with the local police, Community partners and Local council groups to ensure we understand what is happening in the surrounding area and the wider borough. We are exploring the best ways to communicate the information we gather to our residents and welcome your feedback.

Thank you for your ongoing support.