



Minutes Of The Annual General Meeting of Ross Walk Housing Co-operative Held at 7.00pm on Friday 5th September 2025 At The at The Peepul Centre, Orchardson Ave, Leicester, LE4 6DP

Tenant Members, Committee Members, Co-optees, Staff And Guests Present

Salma Akter	Ramesh Tandel	K Jadavji
Govind N Jethwa	Riya Kanti	Mahendra Sachania
Kusum Sachania	Mr & Mrs A Ibrahim	Nar Endra Raikundalia
Rimple Dirajlal	Aysha Esat	Hansraj Lathia
Rashmi Tailor	Mukhta Patel	Daksesh Narsaim
Manjula Radia	Harish Joshi	Mita Mistry
Vijay Patel	Mr And Mrs Gupta	Nilesh Bhundia
Vijay Valobo	Bhavnaben J Tandel	Dharmesh Bula
Manilal Soma	Arti Kotecha	Mrs Ramaben Patel
Nita Dhutla		
Harun Lorgat	Alam Navsa	Mr and Mrs Parmar
Mr and Mrs Kalidas	Geoff Plant	Kanu Gohil
Injecta	Josh Hurst	Vinod Naik
Nicola Parlby	Krishan Mistry	Imtiaz Vohra
Pankaj Rathod	Melvin Bailey	Lisa Harris
Jason Stewart	Anzar Umar	

1. APOLOGIES

- 1.1 Apologies for absence were **accepted** by the Chair and Committee from Nicky Boggis, Michael McDonagh, Stephen And Sarah Ward, Jyoti Thakrar, Ashwin Pandya, Shamina Sumra and Craig Congreave.

2. MINUTES OF THE AGM HELD ON FRIDAY 6TH SEPTEMBER 2024 (PAPER A)

- 2.1 The Chair and Management Committee **accepted** the minutes of the AGM held on Friday 8th September 2023 as a true record.

The minutes were proposed by Mr Vinod Naik and seconded by Mr Lathia.

3. CHAIR'S WELCOME MESSAGE

3.1 The Chairman read out his Welcome Message, as follows:

“As we celebrate the International Year of Cooperatives in 2025, I am pleased to report on another successful year for Ross Walk housing co-op. 2024/25 saw us clock up various initiatives and achievements which you can read about in this annual review, along with some of our future plans.

I am particularly proud of the work we have carried out to upgrade your homes, as our rolling improvement programme got back on track. Many of our tenant members have been delighted with their new bathrooms, kitchens and Ross Walk's stylish blue front doors.

In this report, you can also find details on our finances and how we plan to improve services in response to our last tenant satisfaction survey.

We were delighted to welcome two new committee members at our last AGM and would encourage other tenant members to consider joining us. It's not just a chance to find out more about how we manage your homes and influence your co-op's future, it's also an opportunity to make new friends and learn new skills. I was pleased to see so many of you at our various social activities over the past year, including our day trip to Skegness last summer.

I look forward to seeing more of you at our forthcoming visits and events.

Finally, I would like to thank all our tenant members, committee members, managing agent and community partners for their contribution to Ross Walk housing co-op's continuing success.”

4. CHAIR'S REPORT

4.1 The Chairman read out his Chair's Report, as follows:

“Good Evening Everyone. Thank you all for coming to this year's Ross Walk AGM.

We have had another great year, with highlights including the social evening, the tenant's conference and our trip to Alton Towers, all of which were very well received and enjoyed. We are looking forward to planning more of these kinds of event in the coming year, giving us all something to enjoy together.

We are also continuing our improvement programme, which includes updates to kitchens, bathrooms and front doors. The Co-op remains committed to maintaining high-quality services and supporting out tenant members. Feedback from our recent survey shows that, overall, tenants are happy with the service we provide.

I would like to encourage everyone to get involved, joining the committee is open to all tenants. If you are interested, please speak to Nicola for more details.

Finally, a big thank you to all our tenant members, committee members, managing agents and partners for their ongoing support and commitment. Special thanks to Imtiaz and his team for their excellent work.

Thank you again, and I hope you enjoy the rest of your evening.”

5. PRESENTATION OF FINANCIAL STATEMENTS (PAPER B)

5.1 Melvin Bailey of Rogers Spencer presented the Income and Expenditure Report for 2024/2025.

MB asked those present to refer to the Annual Review and the Financial Statements, which had been posted and e-mailed to the Members prior to the start of the meeting.

“Income has increased from £714,102 to £767,090. This is largely due to an increase in rental income of £47,564. A 7% rent increase was applied at the commencement of the financial year, resulting in total rental income of £718,535.

Operating expenditure has increased by 7% from £565,510 to £604,790 due to a number of reasons.

- Management costs have increased by £6,888.
- Major repairs has increased from £53,990 last year to £74,368 this year. This is due to roof repairs and damp proofing works carried out, plus unpredictable reactive repairs costs that have occurred during the year.
- Routine maintenance has increased from £103,697 last year to £125,321 this year. This is a result of out of scope and additional chargeable works being carried out by PA Housing DLO service due to difficulties in previous years securing suitable contractors to carry out required maintenance work..
- The above increased expenditure has been partly offset by a reduction in planned maintenance expenditure which has reduced by £12,734..
- Depreciation charges in respect of the housing properties has remained consistent with prior year. This is in line with expectations as there has been no properties purchased during the year.

Interest receivable has increased from £15,833 to £18,926.

The overall impact on the above is that the net surplus has increased from £161,422 in 2024 to £177,632 in 2025, representing a £16,210 increase (10%).

The housing property component additions total £180,865 this year. Disposal of components total £135,709 of which £132,394 has been depreciated in full. Depreciation charges of £115,081 have been set against cost.

The result of these movements is an overall increase in the housing properties net book value from £5,542,282 to £5,604,752. The bank balance has increased from £1,026,694 last year to £1,141,798 this year end.

Creditors due within one year have increased by £51,093 due to higher accrued expenditure at the year-end. This is due to the increased maintenance costs carried out. Creditors falling due after more than one year have decreased by £45,470. This represents the amortisation of grants.

The overall reserves of the co-operative have increased from £3,815,866 to £3,993,498. This shows that the organisation is in a good place to deal with any future property acquisitions and maintenance that may be required.”

The Management Committee **accepted** the Financial Statements as a true record.

The Financial Statements were proposed by Mr Jadavji and seconded by Vinod Naik.

6. APPOINTMENT OF AUDITORS

- 6.1 The appointment of Rogers Spencer for a further year were proposed by Mr Jadavji and seconded by Vinod Naik.**

7. ELECTION OF COMMITTEE OF MANAGEMENT

- 7.1** IV informed those there present that at every Annual General Meeting, **all** Committee Members shall retire from Office and that a retiring Committee Member shall be eligible for re-election, as duly nominated, according to the newly approved Rules entitled “Committee Nominations”.

IV confirmed that the following nominations had been received and at the first meeting after each annual general meeting, a chair, secretary and a treasurer, and Management Committee will be elected to serve until the close of the next annual general meeting.

Nominations have been received from;

Mr K Jadavji	(Nominated by Mr Vinod Naik)
Mr H Lathia	(Nominated by Mrs Jadavji)
Mrs Jadavji	(Nominated by Mr Lathia)
Mr Vinod	(Nominated by Mr Jadavji)

IV said that in order for the Co-operative to function effectively, the Committee needs new Committee Members and if any tenant members would like to join the Management Committee, they are more than welcome to attend the next Committee Meeting to be held on Monday 8th September 2025. IV asked anyone interested in joining the Management Committee to contact Nicola Parlby to find out more out the Committee Meetings.

The Chair again thanked those present for attending the AGM and closed the AGM At 7.30pm.