

The Convent Co-operative Limited



ANNUAL REPORT
TO RESIDENTS
2023/2024

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CONVENT CO-OPERATIVE LIMITED

ANNUAL REPORT

INTRODUCTION

The Annual Convent Co-operative Limited Report aims to provide shareholders with information about the financial dealings of the Co-operative, and includes data, income and expenditure statements, as well as updates about various projects approved by the committee on behalf of shareholders. The Chairperson also provides a statement about works carried out during the year and gives a general overview. In addition, statistics regarding rents and repairs are provided.



OFFICE DETAILS

OFFICE LOCATION:

15 Chesterton Close
Putney Bridge Road
Wandsworth
London
SW18 1SD

Telephone: 020 8874 6856
email: convent25@aol.com



ADMINISTRATOR

LORRAINE HAYWARD

The office is managed by Lorraine Hayward who can be reached during office hours by phone or email. If there is an emergency which cannot be resolved using any of the alternative numbers available, in **exceptional circumstances only**, Lorraine can be contacted on her mobile (p12). Please refrain from sending texts or Whats App messages outside of office hours.

OFFICE OPENING HOURS:

Monday	10.00a.m	-	5.00pm
Tuesday	10.00a.m	-	5.00pm
Wednesday	10.00a.m	-	5.00pm
Thursday	10.00a.m	-	5.00pm
Friday			Closed



THE COMMITTEE

Officers:	CHAIRPERSON:	Maureen Poole
	TREASURER:	Janet Raffety
	SECRETARY:	Monica Meighan
	LIAISON OFFICER:	Monica Meighan
	LIAISON OFFICER:	Unfilled
	CHAIR OF MAINTENANCE:	Monica Meighan

Committee Members: Farrokh Hessamian, Jane Wilkinson, Lydia Thompson, Sue Daley, Nick Harvey, Andrej Baran, Lydia Thompson.

SUB COMMITTEES

Finance/Rent: Janet Raffety, Monica Meighan, Jane Wilkinson, Maureen Poole, Andrej Baran, Nick Harvey, Sue Daley.

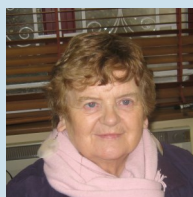
Maintenance: Monica Meighan, Farrokh Hessamian, Jane Wilkinson, Andrej Baran, Nick Harvey, Sue Daley.

Cheque Signatories: Monica Meighan, Janet Raffety, Maureen Poole, Farrokh Hessamian

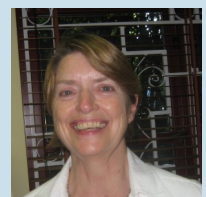
The co-operative is run by an elected committee with money received from Wandsworth Council in the form of a maintenance allowance. We employ our own contactors and have a full time Administrator, Lorraine Hayward, who manages the office covering the rents/service charges, repairs, and office administration. Lorraine liaises and deals with resident queries, contractors employed by the co-operative and Wandsworth Council. Lorraine is assisted in the office by a part-time administrator, Sarah-Jane Field, who produces Newsletters and other information, minutes, and covers the Administrator's annual leave.



CHAIRPERSON



SECRETARY



TREASURER



HISTORY OF THE CONVENT



The following account is based on conversations between Sister Elizabeth Bassett, a former nun who lived here, and an administrative contractor who briefly worked for the Co-op. Further information along with photographs came from Sister Eileen Foster who had access to the original Convent archives. Recently, details have been updated after additional research, using Roehampton Colleges' website.

The estate stands on the site of the Convent of the Sacred Heart which was established by Roehampton's Digby Stuart College, supported by the Society of the Sacred Heart in 1874. It was to accommodate a new college 'for young women who wished to become teachers in Catholic schools', and eventually named Wandsworth College (source: Roehampton Colleges). But, only after they had outgrown their original temporary site, where Digby Stuart College still exists in Roehampton. Nuns and students moved into what had been known as The Orchards, developed with government aid, as it was again many years later when it became the Co-operative.

However, in 1904, the students moved to St Charles Square, but the nuns on West Hill and Santos Road continued to provide primary and secondary education for the area. Eventually the schools became a Home Economics annexe, again for Roehampton's Digby Stuart College, before the sale of the building in 1975. There was also, somewhere on this timeline, an educational establishment providing handicraft and pottery lessons for local people.

The area near Westhill Gate was known as 'The Wayside'. The original entrance and driveway still stand back a little from the road as you enter. There was also a gate in the boundary wall along the back of the estate which led to housing for the nuns on Santos Road. One of these properties was known for its first floor greenhouse balcony, but has since been converted and now exists as two separate houses, privately owned. Up until the early to mid-noughties, nuns continued to live nearby on West Hill.

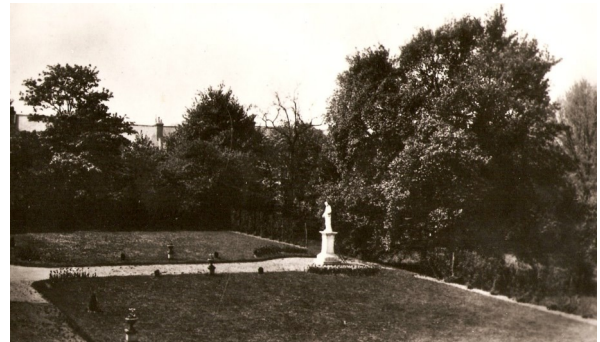
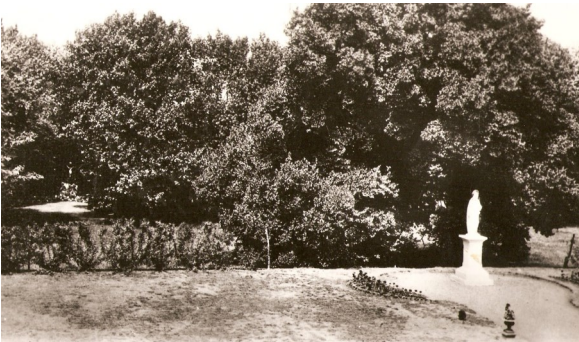
Although the grounds have not changed much over the years, once upon a time the police had access to stables and even had their own private entrance. Horse boxes were frequently offloaded in the Convent grounds. Beside Chesterton Close, there was a grassy area with the statue of the Sacred Heart in the centre. A short road led up to the statue, which is buried in the grounds, near the footpath between the two Ericsson Close blocks. At the end of one of those blocks there used to be a small garage which housed the college coach. The road that turns into Ericsson Close (from Putney Bridge Road) is almost the same today as it has always been, but it used to be possible to turn right and go straight through the estate into Oakhill Road along a path called Lime Tree Avenue. Francis Snary Lodge was originally part of the chapel and it may surprise you to know there was a netball court available for the nuns and students too!



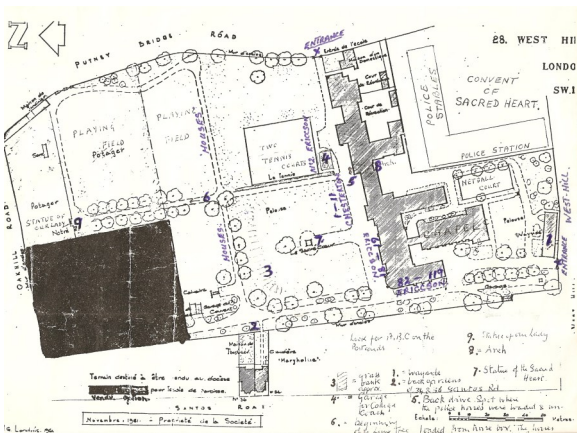
The Convent Co-operative was formed in 1984. The legacy of the Convent was given to us by the sisters of "The Sacred Heart".



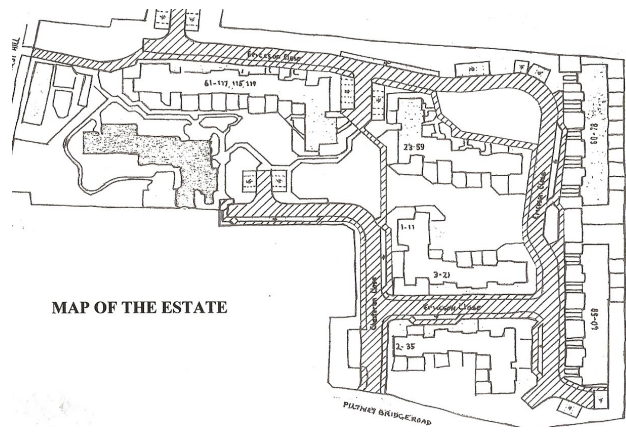
The Sacred Heart statue is now buried beneath the walkway between the two blocks leading to the houses.



Old plan of the Estate



New plan of the estate



Old photographs and a copy of the original plans for the Convent grounds are kept in the Co-operative's office. Thanks to Sister Elizabeth who helped to compile this historical account; and Sister Eileen, who obtained information and shared photographs from "The Archives".



CHAIRS REPORT FOR THE YEAR 2023/2024



MAUREEN POOLE

It was positive to see so many faces at the AGM this year. Thank you to all of who came along. As well as catching up on Co-op business, voting new members in and passing resolutions, the event was an opportunity for members to socialise and get to know their neighbours. This year's AGM was one of the most sociable in a good while and we hope it will continue in years to come.

AUDIT

As required by our management agreement with WBC, the Co-op has carried out an external audit, conducted by Keith Johnson. The report was extremely favourable and the Co-op is in excellent financial shape. Again, this is largely thanks to Lorraine who has managed the budget well, in spite of extraordinary increases in energy and other costs.

BALLOT

Every five years we are required to vote on whether we wish to continue to run our estate by and for the residents or to hand it back to Wandsworth Council control. We would like to remind everyone that this year is a ballot year, which means all residents will be receiving a letter and then voting via an external organisation called Civica. Enclosed will be a ballot paper with two questions on it for you to vote on.

Do please make use of your vote to ensure the Convent Co-operative continues to manage our estate effectively and in a way that best suits all residents

NEW COMMITTEE MEMBERS

As always, the AGM gave us an opportunity to vote in new members. Hadi Kabbani no longer lives on the estate, so stood down. As required by our rules, a third of committee were also required to stand down. Janet Raffety, Jane Wilkinson and I each did so, before standing up again to resume their/my former roles. In addition, we welcomed several new members: these were Peter Hand, Patrick Mitchell and Gill Chapple. Karen Hooper was voted in in a previous General Meeting. This brings our total committee membership to thirteen. This is the healthiest membership we have had in a long while and we look forward to working with our new members.



SECRETARY'S ROLE



MONICA MIEGHAN

The Secretary of the Convent Co-operative's Management Committee works alongside the other members. My role, and any person who replaces me, as stated in the Co-operative Rules, are to perform the following duties:-

- To summon and attend all meetings of the Co-operative and the Committee, recording the names of members present and keep minutes of the meeting as the Committee direct.
- Receive proposals for admission to the Co-operative, handing over to the treasurer all monies paid in.
- Keep a register of members, have charge of the seal of the co-operative

These are just a few of the duties required in my role as secretary. I also have assistance carrying out these tasks. I do attend the monthly meetings and stand in when necessary. The Convent also has a part time administrator who attends meetings and takes the minutes. This enables the secretary to take a fully active part in the management meetings.



JANET RAFFETY

TREASURER'S REPORT

Financial summary and report:

- Auditors have issued a clean audit report stating that the financial statements in their opinion show a true and fair view of co-ops affairs for the year.
- The management letter issued by the auditors indicates that they have no concerns and there are no weaknesses that they want to report or highlight.
- The co-op reported a surplus of £9,576 after taxation.
- Income from annual allowances increased from £147k to £151k in 2024.
- Expenditure this year was higher compared to the previous year; Co-op spent £148k this year compared to £121k in the previous year. This was mainly due to higher expenditure on tenant related maintenance costs this year as well as an overall increase in general costs due inflationary rises.
- Please to report that co-op was able to yield far more interest on its bank deposits, £4,616 compared to £898 in the previous year.
- The cash and bank balance of the co-op went down from £475K to £274K as Wandsworth was paid back monies in relation to cyclical works. The cash balance remains healthy given that Wandsworth will be responsible for cyclical works. Given the very high prices charged by contractors these days it was good decision to hand back the responsibility to Wandsworth.
- As a result, the above co-op's reserves went down from £424K to £231K
- Conclusion: The co-op is in good financial position and will focus on ensuring that it maintains this healthy position going forward.



THE ESTATE MANAGER



LORRAINE HAYWARD

I am responsible for the daily management of the Convent Co-operative.

My responsibilities include:

- Financial including Rents, Service Charges,
- Maintenance including , Repairs, special works programmes, Estate Management & tenders
- Policies including, updating policies inline with Management Committee Decisions and Wandsworth Council Guidelines
- Tenant and Leaseholders enquiries
- Correspondence
- Attendance at Management Meetings, General Meetings & Annual General Meetings

I am available to assist you at the Convent Co-operative Office during the hours stated at the front of this report, but on a Monday or a Friday I work flexi hours, fitting in the confidential work that needs to be carried out on behalf of the Co-operative and the Council .

The Co-operative also runs an out of hours emergency line, which is there for your use, but please, only contact me on the number below if your issue cannot wait until office hours.

Out of Hours:

!!EMERGENCIES ONLY!!

For out of hours service contact:

Telephone: 07956-866-315

WBC Patrol: 0208-871-7490



FINANCE ACCOUNTANT



ATUL DAVE

I have been working for your co-operative for over twenty years, working on many financial issues associated with the smooth running of the co-operatives finances.

My role is as follows:

- To set up the yearly budget figures, working with the co-operative's Treasurer and Finance Committee
- Carry out the Bank reconciliations
- Complete Revenue & Customs' VAT returns
- Preparation work for the external and internal annual audit
- Staff Payroll & NICs
- Supply annual figures for the accounts
- Calculate annual service charge accounts

I am also on hand to assist your Estate Manager with any financial issues that may need clarification.



FINANCE

AUDITOR

Keith Johnson has continued to carry out our Annual audit.

Each year the External Auditor will provide the Convent Co-operative with a yearly audit report in time for the Annual General Meeting

Within the report, you will find this year's final accounts and the "Financial Statement" for the year ended 31st March 2024, as provided by Keith Johnson and agreed by the Committee and Shareholders at the Annual General Meeting.



**Convent Co-operative Limited
Statement of Comprehensive Income
for the year ended 31 March 2024**

	Notes	2024 £	2023 £
Turnover	2	150,870	147,240
Administrative expenses	3	(148,193)	(120,790)
Other operating income		3,160	921
Operating surplus		<u>5,837</u>	<u>27,371</u>
Interest receivable and similar income	8	4,616	898
Surplus on ordinary activities before taxation		<u>10,453</u>	<u>28,269</u>
Tax on surplus on ordinary activities	9	(877)	(171)
Surplus for the financial year		<u>9,576</u>	<u>28,098</u>

The financial statements were authorised and approved by the board on 9 July 2024

Maureen Poole

.....
M Poole
Member of the Board

Janet Raffety

.....
J Raffety
Member of the Board

Monica Meighan

.....
M Meighan
Secretary

The only recognised gain is the surplus for the year of £ 9,576.

There is no difference between the reported surplus for the year and historical cost surpluses or deficits.

The results relate wholly to continuing activities.

The annexed notes form part of these financial statements.



Convent Co-operative Limited
Registered number: IP23694R
Statement of Financial Position
as at 31 March 2024

	Notes	2024	2023
		£	£
Fixed assets			
Tangible assets	10	99	837
Current assets			
Debtors	11	25,830	23,869
Cash at bank and in hand		274,066	475,079
		<u>299,896</u>	<u>498,948</u>
Creditors: amounts falling due within one year	13	(68,560)	(75,740)
Net current assets		<u>231,336</u>	<u>423,208</u>
Net assets		<u>231,435</u>	<u>424,045</u>
Capital and reserves			
Called up share capital	14	100	101
Revenue reserves	15	231,335	423,944
Total reserves		<u>231,435</u>	<u>424,045</u>

The financial statements were authorised and approved by the board on 9 July 2024

Maurron Poole

.....
M Poole
Member of the Board

Janet Raffety

.....
J Raffety
Member of the Board

Monica Meighan

.....
M Meighan
Secretary

The annexed notes form part of these financial statements.



Convent Co-operative Limited
Notes to the Financial Statements
for the year ended 31 March 2024

2 Turnover from social housing lettings	2024	2023
	£	£
Management & maintenance allowances	78,678	71,644
Service charges	61,075	65,386
Bad debt and void allowances	11,117	10,210
Total allowances	150,870	147,240
Amortised government grants	-	-
	150,870	147,240
3 Income and expenditure from social housing lettings	2024	2023
	£	£
General needs housing		
Management allowances	89,795	81,854
Service charges	61,075	65,386
Net rental income	150,870	147,240
Amortised government grants	-	-
Turnover from social housing lettings	150,870	147,240
Administrative expenses		
Management	50,464	46,130
Premises	27,520	26,977
General administration	58,218	36,000
Legal and professional	11,991	11,683
Operating costs on social housing lettings	148,193	120,790
Operating surplus on housing lettings	2,677	26,450
Amortised government grants	-	-



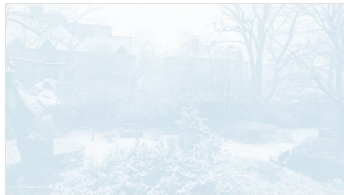
**Convent Co-operative Limited
Notes to the Financial Statements
for the year ended 31 March 2024**

4 Operating surplus	2024	2023
	£	£
This is stated after charging:		
Depreciation of tangible fixed assets	738	369
Auditors' remuneration - audit (excluding vat)	2,300	2,100
Auditors' remuneration - other services (excluding vat)	480	450
Rent losses from bad debts	-	910
Repairs and maintenance (included in general administration):		
Routine maintenance	39,773	19,523
Major repairs	-	-
Void repairs	6,001	6,749
	<u>6,001</u>	<u>6,749</u>
5 Accommodation in management	2024	2023
	Number	Number
General needs housing - let at social rent	34	34
Leaseholders	61	61
Freeholders	15	15
	<u>110</u>	<u>110</u>
6 Board and key management personnel remuneration		
The Board of Management neither received nor waived any remunerations in the year.		
7 Employees	2024	2023
	Number	Number
The average number of persons employed during the year expressed as full time equivalents was:		
Office staff	<u>2</u>	<u>2</u>
	£	£
Staff costs - management		
Wages and salaries	50,327	46,130
Pensions	83	-
Social Security costs	-	-
	<u>50,410</u>	<u>46,130</u>
8 Interest receivable and similar income	2024	2023
	£	£
Shares cancelled	4	3
Interest receivable	4,616	898
Other income	3,156	918
	<u>7,776</u>	<u>1,819</u>



**Convent Co-operative Limited
Notes to the Financial Statements
for the year ended 31 March 2024**

9 Taxation	2024	2023
	£	£
UK corporation tax		
Current	877	171
Prior year	-	-
	<u>877</u>	<u>171</u>
10 Tangible fixed assets		
		Office furniture & equipment £
Cost		
At 1 April 2023		4,716
At 31 March 2024		<u>4,716</u>
Depreciation		
At 1 April 2023		3,879
Charge for the year		738
At 31 March 2024		<u>4,617</u>
Net book value		
At 31 March 2024		<u>99</u>
At 31 March 2023		<u>837</u>
11 Debtors	2024	2023
All receivable within one year	£	£
Rent arrears	15,103	15,066
Less: Provision for bad & doubtful debts	(6,471)	(6,471)
	<u>8,632</u>	<u>8,595</u>
Other debtors	17,198	15,274
	<u>25,830</u>	<u>23,869</u>
12 Cash at bank	2024	2023
	£	£
In cash at bank are balances which are held on short term deposit totalling:	<u>253,396</u>	<u>436,125</u>



Convent Co-operative Limited
Notes to the Financial Statements
for the year ended 31 March 2024

13 Creditors: amounts falling due within one year	2024	2023
	£	£
Trade creditors	31,090	51,390
Corporation tax	3,327	2,450
Other taxes and social security costs	12,426	-
Rents paid in advance	7,660	6,289
Government grants	-	-
Other creditors	14,057	15,611
	<u>68,560</u>	<u>75,740</u>

14 Share capital		2024	2024	2023
		Number	£	£
Allotted, called up and fully paid:				
Ordinary shares	£1 each	100	<u>100</u>	<u>101</u>
	Nominal value	Number	Amount	
			£	
At 1 April 2023				
Ordinary shares	£1 each	101	101	
Shares issued during the period				
Ordinary shares	£1 each	3	3	
Shares cancelled during the period				
Ordinary shares	£1 each	4	4	
At 31 March 2024				
Ordinary shares	£1 each	<u>100</u>	<u>100</u>	

Each member of the Co-operative holds one share of £1 in the Co-operative.

The shares do not have rights to any dividends, nor to a distribution in a winding-up, and they are not redeemable. Each share carries one vote in a general meeting of the Association.

15 Revenue reserves	2024	2023
	£	£
Income and expenditure (note 17)	231,335	220,800
Designated reserves	-	203,144
	<u>231,335</u>	<u>423,944</u>



**Convent Co-operative Limited
Notes to the Financial Statements
for the year ended 31 March 2024**

16 Designated reserves	Cyclical Maintenance £	Total £
Balance as at 1 April 2023	203,144	203,144
Transfer to reserves	(959)	(203,144)
Allowances repaid	(202,185)	
Balance as at 31 March 2024	<u>-</u>	<u>-</u>
17 Income and expenditure reserve	2024 £	
At 1 April 2023	220,800	
Surplus for the year	9,576	
Transfer from designated reserves	959	
At 31 March 2024	<u>231,335</u>	

18 Related party transactions

At the date of these financial statements two of the Board and Committee members were tenants of Association properties. Their tenancies are on normal commercial terms and they cannot use their position to their advantage, the rent level or policy for managing arrears is not different to that for non Committee tenants.



Convent Co-operative Limited
Detailed income and expenditure account
for the year ended 31 March 2024
This schedule does not form part of the statutory accounts

	2024	2023
	£	£
Turnover		
Management & maintenance allowances	78,678	71,644
Service charges	61,075	65,386
Bad debt and void allowances	11,117	10,210
	<u>150,870</u>	<u>147,240</u>
Administrative expenses		
Management costs:		
Wages and salaries	50,327	46,130
Pensions	83	-
Training and welfare	54	-
	<u>50,464</u>	<u>46,130</u>
Premises costs:		
Rent	6,166	6,088
Communal costs	8,358	6,693
Communal electricity	4,544	5,146
Cleaning	7,837	7,776
Office Cleaning	-	584
Office light & heat	615	690
	<u>27,520</u>	<u>26,977</u>
General administrative expenses:		
Telephone and fax	1,224	1,367
Stationery and printing	1,071	649
Conference and subscriptions	408	691
Bank charges	251	108
Insurance	626	500
Computer costs	1,659	1,106
Repairs and maintenance	51,289	28,239
Depreciation	738	369
Bad debts	-	910
Loss from voids	775	1,889
Sundry expenses	177	172
	<u>58,218</u>	<u>36,000</u>
Legal and professional costs:		
Audit fees	2,780	2,550
Accountancy fees	8,627	8,510
Consultancy fees	584	623
	<u>11,991</u>	<u>11,683</u>
	<u>148,193</u>	<u>120,790</u>
Other operating income		
Shares cancelled	4	3
Other income	3,156	918
	<u>3,160</u>	<u>921</u>



CONTRACTORS

Auditors	Keith Johnson
Accountant	Atul Dave
Electricians	FG Keen Ltd, Sadler
Plumbers	Sadler
Handyman/repairs	Grant Woolgar
Boiler Maintenance	WBC Operational Services
Gardening & Grounds	Garden & Grounds
Estate cleaning company	Samsic (Regent Office Care)

REPAIR PROCEDURES

Day-to-day

The day-to-day repairs are reported to the Estate Manager during normal opening hours. Outside of hours, routine repair messages can left on the answer-phone or emailed in: **020 8874 6856 or convent25@oal.com**

Emergency Repairs:

To be carried out within 24 hours (Danger to life and Health & Safety).

FOR EMERGENCY REPAIRS OUTSIDE OF NORMAL HOURS
CONTACT WANDSWORTH HOUSING PATROL

TO BE USED ONLY IN AN EMERGENCY

TEL: 020 8871 7490.

TENANTS ONLY: FOR PROBLEMS WITH HEATING, HOT WATER & RADIATORS
PLEASE CONTACT : **WBC 020 8871 7490**

Urgent Repairs:

To be carried out within one week.

Routine Repairs:

To be carried out within one month.

Re-chargeable Repairs:

These are for repairs to damage caused by fixtures and fittings by the tenant as well as repairs for leaseholders, not covered under the lease.



ESTATE CONTRACTORS

Grant Woolgar

After being without a someone who could tend small jobs quickly and efficiently, we are happy to report that Grant has been working for the Co-op for several months. He has proven reliable and affordable. Grant has fixed broken bin cupboards, fences, cleared blockages on the rooves and more.

Garden & Grounds

Garden & Grounds have been the Estate Gardener for approximately five years, and recently signed a second contract after winning a tendering process in 2023. They are contracted to keeps the lawns neat and tidy and tend to communal areas. They also assist with planting, caring for shrubs and the trees, and have in the past been involved with the communal improvements on the estate.

BOILER SERVICING

Is provided by the Co-op for council tenants only; and carried out by Wandsworth Brough Council on behalf of the Co-op.

WBC

can be contacted

at any time

on

Tel: 07956-866-315

WBC Patrol: 020 8871-7490



MAINTENANCE REPORT

TOTAL NUMBER OF REPAIRS CARRIED OUT OVER THE YEAR: 82

WORKS TO VOIDS: 3

RESPONSE TIME:

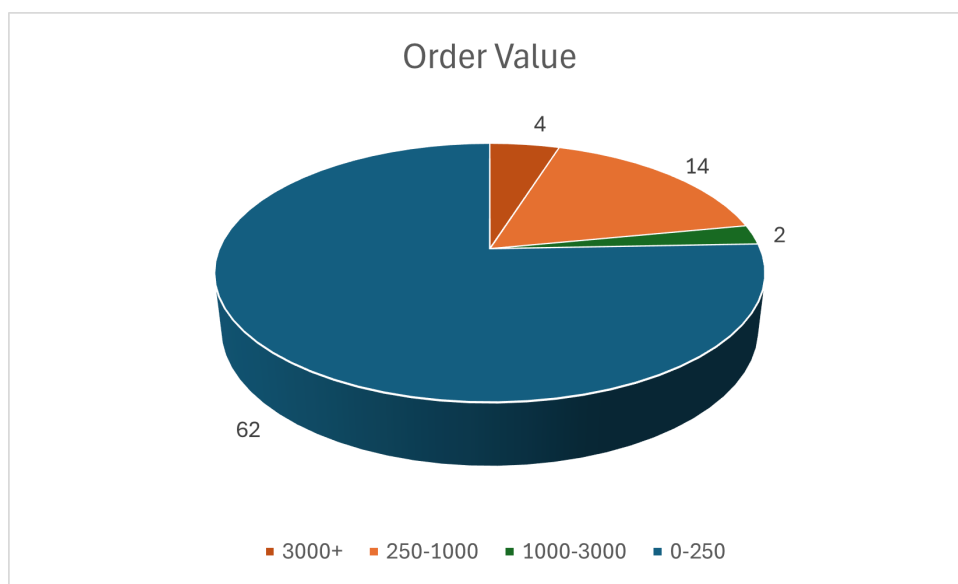
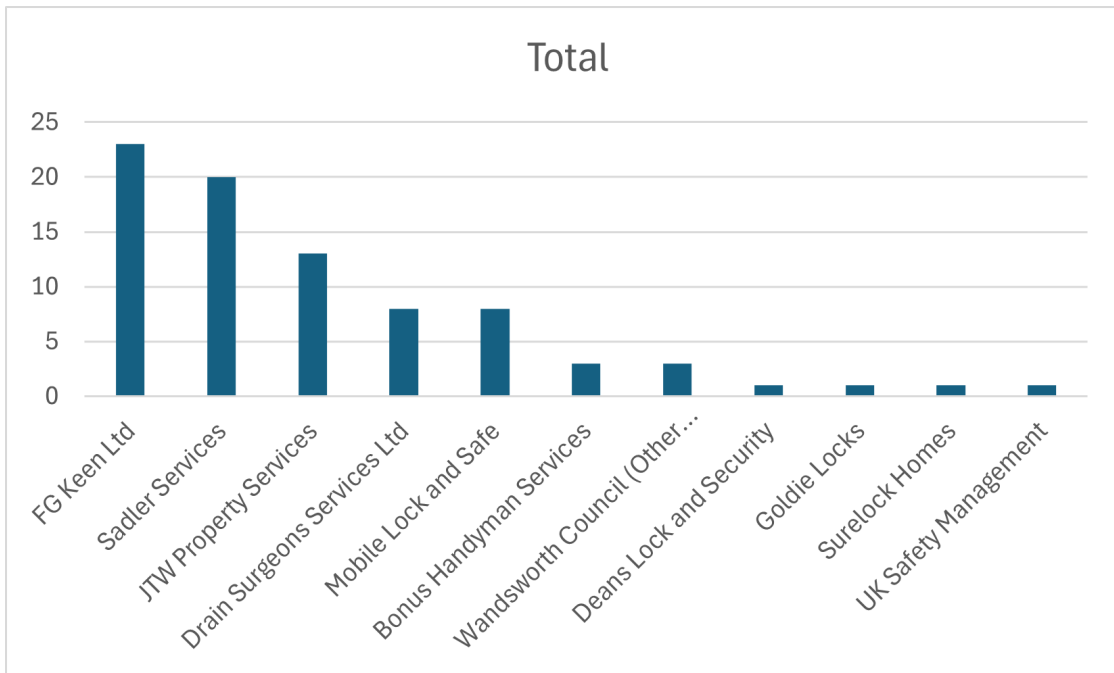
Response Time	Count of Response Time
Priority Category 1 - Max 24 hours	12
Priority Category 2 - Max 7 days	56
Priority Category 3 - Max 28 days	13
Priority Category 4 - Max 4 Months	1
Grand Total	82

PERCENTAGE OF WORKS TO EACH CONTRACTOR:

Name	Count of Name
FG Keen Ltd	27.71%
Sadler Services	24.10%
JTW Property Services	15.66%
Drain Surgeons Services Ltd	9.64%
Mobile Lock and Safe	9.64%
Wandsworth Council (Other - callout etc)	4.82%
Bonus Handyman Services	3.61%
Deans Lock and Security	1.20%
UK Safety Management	1.20%
Surelock Homes	1.20%
Goldie Locks	1.20%
Grand Total	100.00%



REPAIRS - GRAPHS AND STATISTICS





USEFUL INFORMATION

SHAREHOLDERS AND MEMBERS

Any Tenant or Leaseholder who buys a one pound share in “The Convent Co-operative Limited” becomes a member for life. The member is then entitled to sit on a committee or sub-committee and vote at the General & Annual General Meetings.

To become a member of the committee is easy; you can put yourself forward, and providing there is space on the committee, you will be automatically accepted. Every three years members of the committee have to step down and then reapply to sit again. If there are a lot of members wishing to join the committee then a vote by ballot will take place at the Annual General Meeting and the people with the most support will be elected. You can also be co-opted onto the Committee if you have a skill that is lacking within the main committee membership.

You will need to be nominated to join the committee. Your nominee should complete a nomination form available from the office. The form should be signed by you to show you are in agreement with the nomination. You will be asked to write a short explanation about why you would like to be on the committee.

ESTATE PARKING

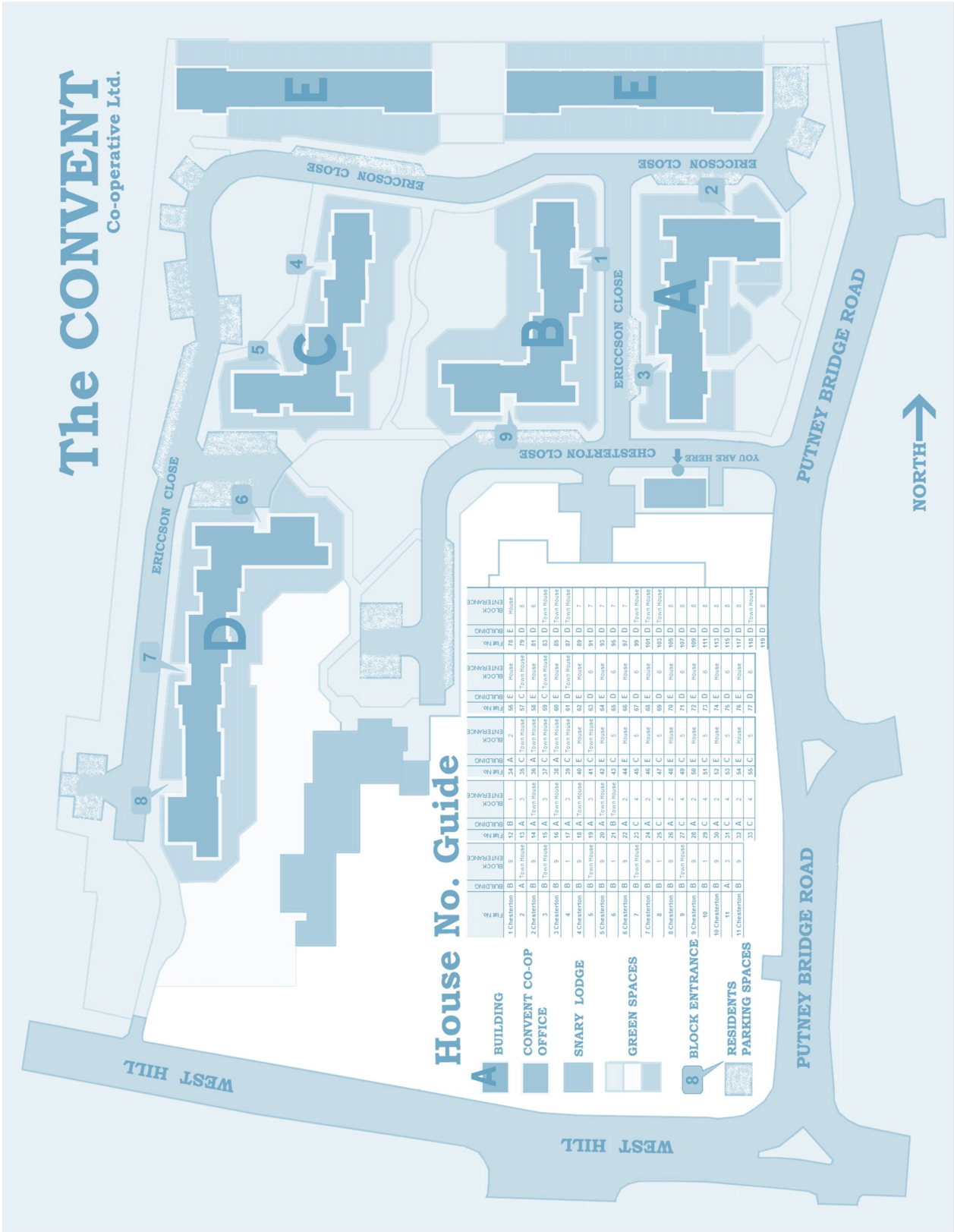
There are two parking schemes in operation on this estate, one of which is a chargeable scheme. You will need to apply for an A2 parking permit from Wandsworth Borough Council to park in those areas. The other scheme is for the estate residents. Residential and Visitor’s Permits are issued for free by contacting the Estate Office. To apply, you will need to take proof of residency, car registration and insurance to the estate office. If you lose your visitor’s permit, there will be a charge to issue a replacement. You can only have one visitor’s permit per dwelling but can have up to four residential permits. Further details of the designated areas in which you can use the permits are on display in the office window.

EQUAL OPPORTUNITIES

The Convent Co-operative recognises that Britain is a multi-racial/multi-cultural society and believes that cultural diversity positively enriches our society. We believe that no person should suffer disadvantage by reason of his or her race, colour ethnic origin, religion, sex, sexual orientation, appearance, physical disability, marital status, age or responsibility.

The CONVENT

Co-operative Ltd.





SATELLITE VIEW



An aerial satellite view of The Convent Co-operative estate provides a bird's eye view of the estate and was kindly contributed by committee member Farrokh Hessamian. At the bottom of the picture is The Wayside entrance leading off of West Hill.

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