

**THE VANBRUGH PARK ESTATE
TENANTS' AND RESIDENTS' ASSOCIATION
CONSTITUTION**

1. NAME

The name of the tenants' and residents' Association shall be "The Vanbrugh Park Estate Tenants' and Residents' Association" ("the Association" hereafter).

2. OBJECTS

The objects of the Association shall be to:

1. Promote the exercise of tenants' and residents' rights and the maintenance and improvement of their residential conditions, amenities and environment.
2. Provide facilities for leisure time, provide social functions for the benefit of tenants and residents and encourage a community spirit.
3. Represent the interests of tenants and residents in consultation with the Royal Borough of Greenwich, the East Greenwich Neighbourhood Panel, Neighbourhood Watch and other bodies.
4. Promote racial harmony within the community and to actively work against all forms of racism and discrimination within it.

The Association shall have the power to affiliate to any organisation whose objects may be beneficial to tenants and residents.

3. MEMBERSHIP

1. Membership shall be free and open, irrespective of nationality, race, colour, political or religious belief, sexual orientation or ability, to all tenants and residents, over the age of 16, of The Vanbrugh Park Estate.
2. Membership shall apply to Council Tenants, Leaseholders, Freeholders and Tenants of Leaseholders and Freeholders.
3. Additional members of a residence will be Associate Members.
4. Each full Member shall be given a copy of the Constitution on request.
5. Non-residents may become Associate Members at the discretion of the tenants and residents attending any general meeting, always providing they have no voting rights.
6. Voting will be limited to full Members only.

4. MANAGEMENT

1. The Association shall be managed by a General Committee, elected at the Annual General Meeting.
2. The General Committee shall consist of a Chair, Treasurer, Secretary and up to six other officers, providing that tenants and residents attending the Annual General Meeting (AGM) elect them all.
3. The General Committee shall have the authority to co-opt any resident to fill any vacancy occurring amongst their number.
4. Elected Councillors of the Royal Borough of Greenwich shall not be eligible for election as officers of the Association, nor shall they represent the Association in its dealings with the council or any other body.
5. No more than one officer shall be elected from the same household. No officer can hold the same office for more than three consecutive years, unless voted for by exception by those tenants and residents attending the AGM.
6. The General Committee will have the power to form Sub-Committees to carry out special functions.

7. The election or removal of officers or committee members may only be carried out at an Ordinary General Meeting (OGM), Special General Meeting (SGM) or AGM of the Association.

5. MEETINGS

1. The General Committee shall meet as necessary.
2. Open meetings of the Association shall take place not less than 4 times in each year.
3. The decisions of public meetings shall be binding on the General Committee.
4. All decisions shall be taken by a simple majority of tenants and residents present and voting as full members.
5. All tenants and residents shall be given not less than 7 days notice of any OGM, SGM or AGM.

6. ANNUAL GENERAL MEETING

1. The General Committee shall call an AGM of the Association each year in the month of April or May. Not less than 7 days notice shall be given to all tenants and residents.
2. At this meeting:
 - The General Committee shall present an annual report of the Association.
 - The General Committee shall present audited accounts of the Association for the previous year.
 - The General Committee for the next year shall be elected.

7. SPECIAL GENERAL MEETING

1. The Secretary shall call an SGM at the request of the majority of the General Committee, or on receipt of a written petition by not less than 20 members of the Association, giving reasons for their request.
2. The Secretary shall give not less than 7 days notice of the holding of a SGM, which shall take place within 14 days of receipt of the request or petition.

8. QUORUM

1. The quorum for General Committee meetings of the Association shall be one third of the elected membership or 4 members, whichever is the greater.
2. The quorum for an OGM, SGM or AGM shall be one third of the elected membership or 8 members whichever is the less.

9. FINANCE

1. All monies raised by and on behalf of the Association shall be applied to further the objects of the Association and no other purpose.
2. The Treasurer shall open and maintain an account in the name of the Association. All cheques / withdrawals shall be signed by the Treasurer and one other General Committee member, nominated by the General Committee as signatories.
3. The accounts, shall be audited once a year, by a Qualified Accountant or a non-member of the Association.

10. ALTERATIONS TO THE CONSTITUTION

1. Any proposal to alter this constitution must be submitted to the secretary at least 21 days before the meeting at which it is to be discussed. Not less than 7 days notice shall be given of such a meeting, together with the wording of the proposed alteration.
2. Any alteration shall require the approval of a simple majority of those present and voting at an OGM, SGM or AGM.

11. DISSOLUTION

If the General Committee (or if the General Committee no longer exists, any 10 members of the Association) decide that the Association should be dissolved, they shall call an SGM of all tenants and residents giving them at least 7 days notice and stating the terms of the resolution to be proposed at the meeting.

1. For the sole purpose of dissolution a quorum need not apply and the Association may be dissolved by a simple majority of those present.
2. The assets, financial and otherwise, remaining when the Association has satisfied its liabilities, shall be applied for such purpose of benefit to the community, as the meeting shall decide.

Constitution agreed on 26 April 2012

Chair

Secretary