

World's End Residents' Association



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ANNUAL GENERAL MEETING 20th NOVEMBER 2007

AGENDA

1. Introduction
 2. Minutes of Previous AGM
 3. Annual Reports
 4. Election of Committee
 5. Membership Subscription
 6. Upcoming Issues / Open Discussion
- Close

COMMITTEE'S REPORT

The WERA Committee continues to try to represent the interests, views and opinions of all the residents of the World's End Estate.

The Committee spent a significant part of the year dealing with three notable issues: the TMO's programme of "Decent Homes" works, the refurbishment of the World's End Piazza and the management of the estate and other services provided by the TMO and its contractors.

Decent Homes: At the time of the last AGM the TMO had just begun carrying out "Decent Homes" works on the estate. The works involved the refurbishment of kitchens and bathrooms in tenanted properties and the electrical rewiring of flats where it was considered necessary. As the works progressed the Committee grew concerned at the large number of flats that were considered to need re-wiring and the much smaller number of flats having new kitchens and bathrooms fitted – it seemed that the works being carried out were not those that were necessarily required, but rather those that appeared to be most convenient. In addition, a number of residents had approached WERA expressing dissatisfaction with the works carried out in their homes. The Committee presented these concerns to the TMO project manager, consultant and contractors who promised to address all of the issues identified by residents but failed to justify the manner in which the works were being managed and carried out. However, the TMO's technical staff recently admitted at a meeting of the Council's Tenants Consultative Committee that the Decent Homes works carried out across the borough had often not been managed in the best possible way and that they did not, in some cases, represent full and effective use of the government funds received by the TMO.

World's End Piazza: Members of the Committee had previously participated in the Council's consultation on the proposed refurbishment of the World's End Piazza. The consultation had culminated in a public exhibition held in the Chelsea Theatre in September 2005 and the Council gave the works the go-ahead in June 2006. The works began the following month. It soon became clear however that the works were taking longer than planned, were not being managed as well as possible, and differed from the original proposals. When the works to the

Piazza were declared “complete” it was clear that the finished product bore little resemblance to the plans that had been on display in the Chelsea Theatre in 2005 and fell short of what had originally been promised. The Committee has since been working with Council staff, local Councillors and a group of concerned residents and local businesses – the World’s End Piazza Committee – to ensure that the works to the Piazza are completed properly and the promises made fulfilled. Some progress has been made but much remains to be done.

Estate Management: Residents had expressed concerns to WERA with regards the management of the estate and other services provided by the TMO and its contractors. After passing on these concerns to the TMO without result the Committee cast votes of no confidence in both the local management of the estate, and the TMO as a whole, in March. This resulted in a meeting with the TMO’s CEO, Gordon Perry, who promised that the issues that had been identified would be addressed by the then-ongoing review of the TMO’s housing and estate management services. The review has yet to be completed. It remains to be seen whether it will actually result in significant improvements in the management of the estate, related TMO services and the work of TMO contractors.

The Committee also carried out its regular duties during the year: it held regular monthly meetings, it responded to formal consultation on behalf of the estate’s residents and represented residents at meetings of a number of TMO sub-committees, the World’s End Area Review Board, the Council’s Tenants Consultative Committee, the Police’s West Sector Working Group and the recently formed World’s End Piazza Committee. Committee members were, and are, always mindful of the fact that they are there to represent the interests and views of all the estate’s residents and to seek to ensure that those interests and views are heard, noted and taken into consideration.

The Committee welcomes any and all input on any issue that may affect residents, the estate or the surrounding area and will always try to assist individual residents where possible. The Committee can be contacted in writing at the WERA Clubroom by popping a note through the letterbox or by email at: wera@worlds-end.org.uk. You may also leave a message on the WERA answer machine on (020) 7795 3095.

FINANCIAL REPORT

WERA’s accounts for the past year are summarised below:

Assets at last AGM (as of 3rd November 2006)

Bank Balance	£	744.73
Cash	£	86.21
Total Assets	£	830.94

Income (03/11/2006 – 18/11/2007)

RBK&C / TMO Grant	£	100.00
Donations	£	580.00
Total Income	£	680.00

Expenses (03/11/2006 – 18/11/2007)

Office & Clubroom Expenses	£	623.72 -
Telephone Line	£	320.56 -
Gifts & Donations	£	75.78 -
Total Expenses	£	1020.06 -

Current Assets (as of 18th November 2007)

Bank Balance	£	429.67
Cash	£	61.21
Total Assets	£	490.88

A grant application for the current year (2006/07) will be submitted to the TMO after the AGM.