



ANNUAL GENERAL MEETING 8th DECEMBER 2009

AGENDA

1. Introduction
 2. Minutes of Previous AGM
 3. Annual Report
 4. Election of Committee
 5. Membership Subscription
 6. Upcoming Issues / Open Discussion
 7. Xmas Raffle Prize Draw
- Close

COMMITTEE'S REPORT

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

The Committee's main focus has been to try and ensure that the service provided to residents by the TMO was of an acceptable standard and that any deficiencies were highlighted to the TMO at the earliest opportunity so that they might be addressed. To that end, members of the Committee were, and are, in regular contact with the staff responsible for the day-to-day management of the estate, reporting any and all issues as they became aware of them. In addition the Committee proposed and supported a number of projects designed to improve the general physical environment of the estate including, for example, the works to paint the tower landing floors in all seven tower which are currently underway.

During the year members of the Committee participated in the Council's "Stock Options" review carried out by DOME on behalf of the Council. The review was completed in September and DOME's final report then submitted to the Council's cabinet. The Council recently announced that they would not pursue any form of Stock Transfer to a Housing Association or any form of PFI for the time being, instead they would continue to lobby central government for reform of the Housing Finance system as well as investigate individual cases for estate renewal.

Committee members were involved in the investigation into long-standing complaints against the service provided by the TMO. The Council published the investigator's report and a report by an "independent adjudicator" in September. The investigator's report was comprehensive and satisfactory. The adjudicator's report was not. It claimed that many of the complaints were

unfounded. In the case of World's End this included issues in relation to the condition of "Artex" ceilings in communal areas of the estate that are suspected of containing asbestos. These complaints were dismissed without a proper investigation. The RA will therefore have to bring these to the attention of the Council and TMO again.

The TMO increased the number of staff working in the offices in the Blantyre Centre, which now houses many of the staff responsible for properties in the south of the Borough. This number is expected to increase further as the TMO vacate Charles House and more members of staff are expected to be based locally.

The Committee also carried out its regular duties: it held regular monthly meetings, responded to all formal consultation, and represented the estate's residents at the World's End Area Review Board, the Council's Tenants Consultative Committee, and the Police's West Sector Working Group. Committee members are always mindful of the fact that they are there to represent the interests and views of all of 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, where possible, any individual residents who are experiencing housing problems. 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 can also leave a message on the WERA answer machine on (020) 7795 3095.

FINANCIAL REPORT

The Association's accounts are summarised below:

Assets at last AGM (as of 29th November 2008)

Bank Balance	£	454.82
Cash	£	91.21
Total Assets	£	546.03

Income (29/11/2008 – 30/11/2009)

RBK&C / TMO Grant	£	200.00
Donations	£	1259.00
Total Income	£	1459.00

Expenses (29/11/2008 – 30/11/2009)

Office & Clubroom Expenses	£	247.83 -
Telephone Line & Broadband	£	283.22 -
Clubroom Refurbishment	£	248.94 -
Total Expenses	£	779.99 -

Current Assets (as of 30th November 2009)

Bank Balance	£	1172.32
Cash	£	52.72
Total Assets	£	1225.04

The Association's income during the last year has been composed of the grants for 2007/08 and 2008/09 as well as donations received from groups using the WERA Clubroom. The Association's principal expenses are the administration, maintenance and upkeep of the Clubroom and Office, including the RA's publicity costs. Planned expenditure for the coming year include new lockers for the use of groups using the room, additional refurbishment and redecoration works to the Clubroom and a new PC for the WERA office. A grant application for the current year (2009/10) will be submitted to the TMO after the AGM.