

# World's End Residents' Association

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## ANNUAL GENERAL MEETING 28<sup>th</sup> SEPTEMBER 2010

### AGENDA

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

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### 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.

Highlights of the last year have included:

- Negotiating a refund of heating and hot water charges for tenants with the TMO following last year's lengthy outages. The refund was paid to all tenants earlier in the year and the same deduction should be reflected in leaseholder's service charge final accounts for 2009/10 due next month.
- Negotiating with the Council for the installation of three large planters to provide a "residents' garden" facility on the estate. Interest in the garden has been high and the facility is oversubscribed.
- Requesting a number of works to improve the estate's communal areas, including: (i) the painting of all of the tower block landing floors; (ii) the installation of downpipes to carry rainwater from the roofs and walkways down to ground floor level; (iii) the installation of new door mats in all of the entrance lobbies; (iv) the deep cleaning and "sealing" of the walls of all the entrance lobbies; (v) lighting improvements to the entrance to Whistler Tower (pending); and (vi) the repaving of Blantyre Street (pending).

Lowlights include:

- Issues raised by the Committee in relations to potentially dangerous dogs roaming the estate, causing a nuisance and fouling in communal areas are outstanding. Neither the Council nor the TMO have devised a policy to deal with this serious issue, which blights the entire borough.
- Issues raised by the Committee in relation to the deficient walkway surface installed across the estate are outstanding. The TMO and their consultants have recently carried out a survey of the state of the walkways and published a report. It is unclear what actions, if any, they intend to take to address the problems the report has identified.
- Issues raised by the Committee in relation to poor contract management and/or contracts that are poor value are outstanding. Of note: the recent dispute between OCS and its staff has highlighted the fact that many of the companies servicing these contracts are making a tidy sum whilst paying their staff the least they can get away with.

We will always try to help you if we can. You can contact us in writing at the WERA Clubroom by popping a note through the letterbox or by email at: [wera@worlds-end.org.uk](mailto:wera@worlds-end.org.uk). You can also leave a message on the WERA answer machine on (020) 7795 3095.

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## FINANCIAL REPORT

The Association's accounts are summarised below:

### **Assets at last AGM (as of 30<sup>th</sup> November 2009)**

Bank Balance .....	£ 1172.32
Cash .....	£ 52.72
<b>Total Assets .....</b>	<b>£ 1225.04</b>

### *Income (30/11/2009 – 17/09/2010)*

Donations .....	£ 950.50
<b>Total Income .....</b>	<b>£ 950.50</b>

### *Expenses (20/11/2009 – 17/09/2010)*

Office & Clubroom Expenses .....	£ 228.02 -
Telephone Line & Broadband .....	£ 204.35 -
Charitable Donations .....	£ 200.00 -
<b>Total Expenses .....</b>	<b>£ 632.37 -</b>

### **Current Assets (as of 17<sup>th</sup> September 2010)**

Bank Balance .....	£ 1420.45
Cash .....	£ 122.72
<b>Total Assets .....</b>	<b>£ 1543.17</b>

The Association has also paid out £224.74 in cheques which have yet to be cashed. These will be included in next year's financial report. Total assets are therefore £1318.43.

A significant amount of planned expenditure was deferred from last year. This includes 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.