



ANNUAL GENERAL MEETING 27th NOVEMBER 2012

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

COMMITTEE'S REPORT

The WERA Committee is made up of Tenants and Leaseholders on the WEE and meets 9/10 times a year, representing the concerns and interests of the residents on the World's End Estate. Officers from the TMO are invited to every meeting to update the Committee on management issues.

The new offices in Blantyre Street have made liaison between the Committee and the TMO much easier, as it has hopefully been for all residents.

TMO CONSULTANCIES

WERA committee members have attended consultancies on a variety of issues. Currently there are plans to insulate the estate by in-filling the cavity walls, with the intention of reducing heating costs. This is a complex issue and because there are widely differing opinions about the advantages or disadvantages of such a scheme your committee will be monitoring this closely.

CCTV SECURITY

Following the failure of WERA's Housing Revenue Bid ... for upgraded CCTV in the lifts and increased security at Flashpoint, the TMO have taken note of our concerns and the TMO have now agreed to invest in upgrading the CCTV in the lifts and lobbies. This cost will not be rechargeable to residents.

FIRE DOORS

Two committee members, Paul, Miller and John Park, have spent considerable time, with TMO staff, surveying all the fire doors on the Estate. As a result the TMO will be working their way round the Estate ensuring that these doors all meet regulations. We will continue to monitor this.

WORLD'S END PIAZZA

For some time the WERA committee has been lobbying the Council re the need for a deep clean of the Piazza. Thanks to support from Cllr Hargreaves testing 'cleans' have been done and regular cleaning will start in the very near future. WERA is also pleased to announce that, with support funding from the Council, SMART will be taking over the maintenance of the planters in the Piazza. SMART (St Mary's Abbot's Rehabilitation and Training) is a charitable organisation that supports people in their recovery from mental ill health and we are delighted to welcome Jill Watson from SMART here this evening.

POLICE AND COMMUNITY OFFICERS

WERA committee facilitated the meeting with the Acting Borough Commander and residents expressed their concern with number of officers visible on the Estate and the hours worked. Also the hope that the Safer Neighbourhoods office on the Piazza would stay open. The prevention of anti-social behaviour remains one of our priorities. A surgery will be held at the SN office on Saturday, between 10 and 12.

CLUBROOM

Diverse groups use the Clubroom and we continue to encourage the use of the room for meetings. Enquiries for room bookings should be directed to Caroline Fairchild. Groups requiring catering facilities are directed to the Chelsea Theatre where the café is under new management.

CHELSEA MUSLIM COMMUNITY

The Committee has supported the Community's wishes to have their own dedicated space on the Estate and negotiations are being finalised between the Council and the Chelsea Muslim Group to secure the former TMO office (old Blantyre Centre).

THAMES SUPER SEWER

The WERA Committee, WERA members and other residents of WEE supported the Friends of Cremorne Gardens who successfully fought the original planning application from Thames Water to use part of Cremorne Gardens as an access route to the Thames.

This would mean residents would have had to surrender part of the garden for up to 8 years.

The Planning application has now been revised and the Council has now offered Thames Water access via their own land.. the former recycling centre on the other side of Chelsea Wharf.

Cremorne Gardens will no longer be affected.

KITCHEN GARDENS

WERA Committee member Eryl Humphrey Jones initiated the allotment scheme in the Embankment Gardens and these have been a huge success. There are now 22 allotments, as the TMO has built an additional three beds to accommodate the waiting list.

Now known as World's End Kitchen Gardens, last year they won the Gold Cup for Best Kitchen Gardens in the Borough

On a historical note it is worth remembering that Lot's Road got its name from the original 19th C allotments in the area.

OPEN HOUSE LONDON

WEE again participated in the 2012 Open House London event and over 60 visitors were shown over the Estate, many of whom were architectural students interested in viewing Eric Lyons's (the Estate architect) work.

Committee Members will always try to help residents if at all 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 (020) 7795 3095.

FINANCIAL REPORT

The Association's accounts are summarised below:

Assets at last AGM (as of 7th December 2011)

Bank Balance	£ 2515.78
Cash	£ 45.71
Total Assets	£ 2561.49

Income (7/12/2011 – 13/11/2012)

Donations	£ 1320.00
Total Income	£ 1320.00

Expenses (7/12/2011 – 13/11/2012)

Office & Clubroom Expenses	£ 1150.63 -
Telephone Line & Broadband	£ 355.06 -
Total Expenses	£ 1505.69 -

Current Assets (as of 13th November 2012)

Bank Balance	£ 2375.80
Cash	£ 0.00
Total Assets	£ 2375.80

The Association is currently holding a £120.44 grant in trust for the Community Garden scheme on the estate, which they received by participating in a London-wide gardening scheme.

The Association has paid out £93.85 in cheques that have yet to be cashed. These will be included in next year's financial report. Total current assets are therefore £2281.95.

The Association's expenditure during the year included the purchase of a new computer for the WERA office.