



## ANNUAL GENERAL MEETING 3<sup>rd</sup> MARCH 2015

### AGENDA

1. Introduction
  2. Minutes of Previous AGM
  3. Committee's Report (below)
  4. Election of the Committee and appointment of co-opted Committee members
  5. Membership Subscription
  6. Upcoming Issues / Open Discussion
- Close

---

### COMMITTEE'S REPORT

During the last year the Committee has tried to progress all of the issues identified by residents at the last AGM. This included issues related to the maintenance of communal areas, the communal lighting, anti-social behaviour, the dumping of rubbish and the poor condition of the estate's drains and stacks. The Committee has also been pursuing the TMO with regards to the repeated failures of many of the estate's lifts since the summer. The Committee has met with the TMO's technical staff on three separate occasions to highlight widespread resident dissatisfaction with these issues and agree a plan of remedial works. A delegation from WERA met with the CEO of the TMO, Mr Robert Black, in January to ensure that he was fully aware of all of these issues and the negative impact they were having on residents' lives. Committee members sought assurances from him that they would all be dealt with properly and promptly by his staff and contractors.

Earlier last year the Committee worked hard to ensure that the Decent Homes works on the estate – the fitting of new kitchens and bathrooms to over 100 tenanted properties – were carried out to everyone's satisfaction and that all of the issues reported to WERA by residents were fixed.

The Committee submitted a bid to the Council's Housing Regeneration Programme to have the large lift lobbies in the tower blocks refurbished. The bid was discussed and approved at last year's AGM. The bid was unsuccessful however the Committee plans to re-apply this coming year after making a number of changes to the bid to increase its chances of success.

The Committee continues to manage the funds provided by the Council/TMO for environmental improvements on the estate ("ARB works") and is currently working with the TMO to identify the best possible use for the funds provided by Charter Construction (for the use of the space in front of Chelsea Reach Tower during the reconstruction of the "pink house" in Blantyre Street). WERA and the TMO plan to hold a public meeting shortly to seek ideas from residents and discuss any proposals they might have come up with in the interim.

*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 and by email at [wera@worlds-end.org.uk](mailto: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 1<sup>st</sup> December 2013)**

Bank Account .....	£ 2370.84
Cash .....	£ 196.90
<b>Total Assets .....</b>	<b>£ 2567.74</b>

### *Income (01/12/2013 – 21/02/2015)*

Donations .....	£ 975.00
<b>Total Income .....</b>	<b>£ 975.00</b>

### *Expenses (01/12/2013 – 21/02/2015)*

Office & Clubroom Expenses .....	£ 624.42 -
Telephone Line & Broadband .....	£ 505.90 -
<b>Total Expenses .....</b>	<b>£ 1130.32 -</b>

### **Current Assets (as of 21<sup>st</sup> February 2015)**

Bank Account .....	£ 2412.42
Cash .....	£ 0.00
<b>Total Assets .....</b>	<b>£ 2412.42</b>

In addition to the above there is £120.61 in outstanding (written out, not yet cashed) cheques. Total net assets are therefore £2291.61. The Association is also holding £120.44 in trust for the Community Garden scheme. The Association's current bank balance is therefore £2532.86.