



ANNUAL GENERAL MEETING 14th December 2021

AGENDA

Due to the ongoing COVID-19 pandemic this year's Annual General Meeting (AGM) is not a meeting but a drop-in event and the election of the new Committee will take the form of both a paper and electronic ballot.

Upon arrival you will be asked to sign in, as you would normally do at the AGM. If you have not already voted in the election of the Committee you will be given a ballot paper and invited to complete it in private before putting it in the ballot box. The count will take place after the drop-in and the results posted on the website and the estate's digital noticeboards.

Members of the current Committee will be present to answer your questions and take note of any issues you might have. Some members of Council staff will also be present. They may also be able to help with whatever issues or queries you might have.

We hope to be able to return to the usual form of Annual General Meeting next year.

COMMITTEE'S REPORT

Following the last AGM members of the Committee resumed the task of raising any issues brought to their attention by residents with the Council for resolution.

As we approached the end of 2019 it appeared that significant progress had been made to deal with some of the more serious issues with the fabric of the estate – the Council had informed WERA of plans to carry out significant work to both the estate's lifts and the estate's communal heating and hot water system and was suggesting that substantial works were being planned to the estate's drainage and soil stacks. Unfortunately, things took a dramatic and unexpected turn when the world was hit by the COVID-19 epidemic in March 2020.

Security remains a serious issue on the estate. The Council tendered a million-pound contract for a Concierge and Security Patrol service in 2019. The contract came into force in the middle of the first lock down. Unfortunately, it soon became clear that there were no security patrols operating on the estate. The Committee immediately raised the issue with the Council. The security patrol is now operational, but WERA is not satisfied with it as it currently operates. The service is very expensive but does not appear to be particularly visible or effective given the number of recurring incidents of anti-social behaviour on the estate. The Council needs to properly review and re-evaluate the service as a matter of urgency.

In April 2020 the Council began the process of replacing all the communal fire doors on the estate. WERA had been complaining about the poor state of the doors for many years. The works were completed within a few months but snagging the works and ensuring that all defects were dealt with has taken much longer. WERA has spent a significant amount of time pointing out defects which the Council has slowly been addressing. The works are now nearly complete.

The Council began installing a new door entry system and new main entrance doors on the estate in September 2021. The works have proceeded at a rapid pace with both new doors and new door entry system now operational. Throughout the works any issues brought to the Committee's attention were raised with the Council for resolution. The door entry system and new main entrance doors are welcome. They can clearly make a significant contribution to improving security on the estate, but the Council would be foolish to rely entirely on technological solutions to the estate's security issues. They are not enough.

On a brighter, more positive note, the estate's community garden won an award from the Royal Horticultural Society. We congratulate all those running the community garden on their success. The estate was also able to take part in Open House London in 2019, 2020 and 2021. In 2019 this took the usual form of tours of the estate by Committee members for visitors interested in the estate's architecture and history. The event was understandably different in 2020 and 2021 but Committee members were still able to show visitors around and make a positive contribution to Open House London in unusual and trying times.

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. 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 6th February 2019)

Bank Account	£ 1000.35
Cash	£ 0.00
Total Assets	£ 1000.35

Current Assets (as of 10th November 2021)

Bank Account	£ 1055.37
Cash	£ 0.00
Total Assets	£ 1055.37

The Association is currently holding £300 in trust for the estate's community garden scheme.

Since the last AGM the Association's sole source of income has been donations.

The Association's principal costs are the operational costs of its office in the WERA Clubroom and steps have been taken since the last AGM to reduce them. The cost of the WERA phone line is now about £40 a year. The cost of the website is similar.

The Association currently banks with HSBC. HSBC have recently informed all community groups that they intend to convert their "community accounts" into regular business accounts, which will attract banking fees. As a result, the Committee will be looking to move the account to another bank in the New Year, one that does not charge community groups banking fees.