



## **ANNUAL GENERAL MEETING 12<sup>th</sup> February 2019**

### **AGENDA**

1. Introduction
  2. Minutes of Previous AGM
  3. Committee's Report (below)
  4. Elections and Appointments
  5. Membership Subscription
  6. Presentations and Updates
  7. Open Discussion
- Close

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### **COMMITTEE'S REPORT**

Following the last AGM members of the Committee resumed their work to have any issues brought to their attention by residents were dealt with by the TMO. As has often proved to be the case, dealing with the TMO was often frustrating and unproductive. Despite this the Committee persisted in trying to ensure that any issues affecting the estate's residents were dealt with in an effective and timely manner.

Our situation, and that of everyone else living in Council housing in RBK&C, changed dramatically on the night of the 14th of June 2017 with the tragic fire at Grenfell Tower. Our thoughts remain with those who lost their lives that day, their families, friends and neighbours.

Following the fire the Association joined many other Resident Associations in the borough in demanding real change. The TMO was not fit for purpose, had not been fit for purpose for some time, and it was time to be rid of it. WERA joined the newly formed Borough Wide Residents Alliance and alongside other Residents Associations demanded an end to the TMO's management of the Council's housing, the criminal prosecution of those responsible for the tragic events at Grenfell Tower, and the eventual end of the TMO itself. The first of these demands came to pass when the Council finally took back control of the day to day management of all of its housing on the 1st of March 2018.

Since then the Committee has been closely involved in the Council's efforts to engage with both residents and Resident Associations. The Chairman and other Committee members have

attended, and continue to attend, regular meetings at the Town Hall and have participated in some of the steering groups formed by the Council to help define and shape the services it provides, and intends to provide, to residents. The Committee also continues to try and ensure that any issues affecting the estate's residents are dealt with in an effective and timely fashion, now by the Council rather than the TMO.

The Association prepared and distributed a newsletter in the spring that not only expressed the Committee's relief that the Council had finally taken back the day to day management for its housing from the TMO but also described the many challenges it now faced having done so. There were many clear failings with the service provided by the TMO, in particular with regards to repairs and maintenance and the monitoring of the contractors who carry out much of the work on our estate and others like it. We hoped the Council would take steps to address these. We want the Council to prove to be a better steward of its own housing than the TMO ever was. The jury is still out on that but we remain hopeful that things are indeed changing for the better.

On the 28th of November 2017 the Association held an open meeting to consult residents on how they wanted the estate to be managed in future. As this was prior to the Council taking back the day to day management of its housing stock much of the meeting focused on if and when that was likely to happen. Some residents did however express an interest in investigating alternative management arrangements and the meeting agreed that we should do this once the Council's own consultation, which had just been announced, had been carried out. That consultation has now been completed and its results are expected very soon. The Committee now hopes to form a panel of residents to investigate whether there is sufficient interest in any of the possible alternative management arrangements to merit further work and investigation. Anyone interested in joining the panel should complete the contact sheet that is being circulated at tonight's meeting.

*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 2<sup>nd</sup> October 2016)**

Bank Account .....	£ 2145.99
Cash .....	£ 0.00
<b>Total Assets .....</b>	<b>£ 2145.99</b>

### *Income (02/10/2016 – 06/02/2019)*

Donations .....	£ 238.33
<b>Total Income .....</b>	<b>£ 238.33</b>

### *Expenses (02/10/2016 – 06/02/2019)*

Office & Clubroom Expenses .....	£ 542.03 -
Telephone Line & Broadband .....	£ 841.94 -
<b>Total Expenses .....</b>	<b>£ 1383.97 -</b>

### **Current Assets (as of 6<sup>th</sup> February 2019)**

Bank Account .....	£ 1000.35
Cash .....	£ 0.00
<b>Total Assets .....</b>	<b>£ 1000.35</b>

# UPDATES

## ON ISSUES RAISED AT THE LAST AGM

**YOUTHS / ANTI-SOCIAL BEHAVIOUR** – The Council's local housing team have been working to tackle the problems the estate is currently experiencing with youth anti-social behaviour, particularly on the estate's walkway and stairwells. A number of youths have been interviewed and have entered into anti-social behaviour agreements with the Council. Where the youths are under the age of 18 their parents have been called in and asked to do the same. They have all been advised that any further anti-social behaviour on their part will put their tenancies at risk as the Council will proceed to seek possession should their behaviour remain unchanged.

The team will continue to work closely with the local Safer Neighbourhoods Police team and the Youth Club to try and deal with any incidents of anti-social behaviour before they become a serious or ongoing problem.

The local housing team have also been working to deal with a number of rough sleepers on the estate.

**Should you witness any anti-social behaviour on the estate please report it to the Police on "101", the Council or WERA. In an emergency always call 999.**

**DOGS** – The local housing team have received a significant number of reports of dogs being walked and fouling in the estate's communal areas and gardens. A formal letter is to be sent to the whole estate reminding residents that allowing a dog to foul in any of the estate's communal areas, including any of the estate's gardens, is a breach of their tenancy or lease and that action will be taken against irresponsible dog owners. The letter is expected to go out within the next 14 days. Should you witness any dog-related anti-social behaviour in any part of the estate please report it to the Local Housing Team.

**ESTATE SECURITY** – A proposal is being put together to try and address long standing security issues on the estate. The proposals include significant improvements to the estate's CCTV, the main entrances and access within the estate. We expect the Council to begin consulting residents on the proposed works in the near future. WERA has been advised that the Council does not intend to recharge the estate's leaseholders for the works.

**FOUL ODOURS** – Works to the estate's mechanical ventilation/extraction system are currently underway. It is hoped that these works will deal with most of the foul odours residents have reported in the past. Should this prove not to be the case any remaining issues will be investigated and a plan of remedial action put in place to deal with them.

**LIFTS** – Works are planned to deal with the ongoing problems with the estate's lifts. The Council's technical staff will be providing an update on planned works at the meeting.

**HEATING** – Works are planned to deal with the ongoing problems with the estate's communal heating and hot water system. The Council's technical staff will be providing an update on planned works at the meeting.

**LIGHTING** – A number of issues have been identified with the estate's communal lighting. This often results in large sections of communal lighting being on at all hours. A programme of works is being put forward to renew / replace the lighting controls. If you have any specific examples of lighting issues or problems on the estate please send them to WERA who will raise them with the relevant Council staff.

**STAFF CONTACT DETAILS** – WERA has asked the Local Housing Team to prepare a contact list of all members of staff working on the estate or serving the estate's residents. The contact list will be delivered to all households and posted on all of the estate's noticeboards.