



## **ANNUAL GENERAL MEETING 14<sup>th</sup> January 2025**

### **AGENDA**

1. Introduction
  2. Committee's Report to AGM (below)
  3. Elections and Appointments
  4. Membership Subscription
  5. Open Discussion
- Close

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### **COMMITTEE'S REPORT**

Following the last AGM members of the Committee resumed the work of engaging with the Council on behalf of residents and of bringing any issues reported by residents to the Council for resolution. This is often an extremely frustrating experience, often worse than dealing with the dreaded TMO. Despite this the Committee has persisted in trying to ensure that any issues affecting the estate's residents are dealt with in a timely manner.

Since the last AGM the Committee has spent a significant amount of time bringing security issues to the attention of Council staff. The door entry system that was installed in 2021 has proved largely ineffective confirming, once again, that security issues cannot be resolved solely by technology. WERA therefore demanded the ongoing presence of a security patrol and secured £25,000 of funding for the patrol from a community fund as there had been a suggestion that it might otherwise be cancelled. Unfortunately, the Council is often entirely reactive, and issues are only addressed when they become so serious that there is little choice.

The Committee scrutinises all proposals for works on the estate, however minor. In many cases the Committee will highlight fundamental issues with the proposals and insist that these be addressed before any work is carried out. Should the works go ahead the Committee will monitor the works, highlight any deficiencies and try to have these resolved.

One notable example was the proposal to install a wet riser in every tower block. The works would have been extremely disruptive. They would have required drilling through over a foot of concrete and brickwork on every floor of every tower. This would have produced vast volumes of dust that were likely to harm the residents living nearby. The Council claimed that the works were required by law. The Committee investigated and found that this was not the case. The Council had been poorly advised (which happens much more often than it should). The Committee advised the Council of its findings, and after some discussion with the relevant Council staff, the Council agreed that the works were not required and would not proceed.

Another was a proposal put to residents in the summer of 2023 to change the way the estate's communal heating and hot water system operated. The proposals were well intentioned, but poorly conceived. Council staff had failed to carry out any research and were unable to produce any evidence to justify any of the proposals. The Committee challenged the proposals, and a meeting was held in October 2023 at which Doug Goldring, the Council's Director of Housing, was present. At the meeting several very different proposals were eventually agreed. These would help improve the efficiency of the communal heating and hot water system, reduce the amount of gas consumed, running costs and carbon emissions. Unfortunately, the Council do not appear to have implemented any of them. The communal heating and hot water system has since suffered several serious problems and outages that may prove difficult and expensive to resolve. It is unclear whether these are due to bad luck or poor management and maintenance.

Other proposals or works where the Committee has had to intervene include the works to paint the tower landing floors, which have been carried out to an appallingly low standard, and poorly conceived proposals to install smoke detectors in communal areas of the estate and heat meters in people's homes, which either make no sense or will disadvantage residents.

The Committee also reviews the Council's claimed expenditure on the estate. The Committee is currently reviewing the Council's expenditure during the last financial year with a focus on the estate's gas bill. To date the investigation has uncovered several discrepancies which the relevant Council staff have been asked to clarify and resolve. They have yet to do so.

Committee members asked the Council to provide an alternative to the 0800 number to report repairs. It is now possible to report repairs by email to **HM-CustomerServices@rbkc.gov.uk** during office hours and to **oohrbkc@spsdoorguard.com** at other times. Emergency repairs should be reported to **0800 137111** in all instances.

Committee members continue to attend regular meetings held by the Council at the Town Hall or online, such as the Tenants Consultative Committee and the Homeowner's Panel.

*Committee Members will always try to help if 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:

<b>Assets at last AGM (as of 10<sup>th</sup> November 2021)</b>	
Bank Account .....	£ 1055.37
<i>(this included £300 held on behalf of the estate's community garden scheme)</i>	
Cash .....	£ 0.00
<b>Total Assets</b> .....	<b>£ 1055.37</b>
 <i>Income (10/11/2021 – 03/01/2025)</i>	
Donations .....	£ 250.00
<b>Total Income</b> .....	<b>£ 250.00</b>
 <i>Expenses (10/11/2021 - 03/01/2025)</i>	
Office Expenses .....	£ 233.36 -
Telephone Line .....	£ 107.70 -
Community Garden Scheme (withdrawal of funds held) .....	£ 300.00 -
<b>Total Expenses</b> .....	<b>£ 640.96 -</b>
 <b>Current Assets (as of 3<sup>rd</sup> January 2025)</b>	
Bank Account .....	£ 664.41
Cash .....	£ 0.00
<b>Total Assets</b> .....	<b>£ 664.41</b>