



World's End Residents' Association

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Minutes of the WERA Annual General Meeting held on Wednesday, 8th of November 2006 at 7.30pm in the WERA Clubroom, 16 Blantyre Street

Actions

The Association's Secretary, Jules Montero (JM), confirmed that a quorum (25 members) was present. The number of members present and able to vote was recorded as 41.

The Association's Chair, Margaret Grayling (MG), assisted by the Association's Secretary, Jules Montero (JM), chaired the meeting. Nigel Moore (NM), Gary Riley (GR), Alethea Dougall (AD) and Jill Brown (JB) were present on behalf of the TMO. Ward Councillors Maighread Simmonds and Mark Daley were also in attendance.

1. Introduction

MG welcomed everyone to the AGM and introduced herself and JM. MG then asked the TMO attendees to introduce themselves. They did so in turn.

2. Minutes of the Previous AGM

JM asked everyone to examine the copy of the minutes of the previous AGM that had been distributed before the meeting. JM gave a summary explanation of their contents.

JM asked all members to confirm that they had a blue piece of paper for voting.

JM then asked the members present to consider whether the minutes were an accurate record of what had transpired at the previous AGM. A vote was taken to approve these minutes as correct, resulting in 27 votes in favour, no votes against and no abstentions. The minutes of the previous AGM were therefore approved as correct.

3. Association's Reports

JM first read out the Committee's Report to the meeting, highlighting the following items: the Audit Commission's inspection of the TMO where some Committee members had participated in residents' interviews, a number of Section 20 notices and Planning Applications to which the Committee had responded, the Association's Public Meetings and the Association's ongoing management of the WERA Clubroom. JM then read out the Financial Report. JM then asked those present if they had any questions with regards to the content of either report.

AD asked that the Financial report be amended to state that that the RA's annual grant was provided by the TMO, not the Council. This was done.

A question was raised with regards the Association's response to the recent Section 20 notice for the proposed Security Works. JM briefly described the Association's response to the Section 20 notice and stated that electronic copies of the response were available from the Association's website and that copies would be provided to members on request.

4. Election of Committee

All Committee members stood down. The meeting was handed over to GR so that he could conduct the election of the Association's Officers and Committee members.

A single nomination had been received for the post of Chair. The nomination was for Margaret Grayling. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 27 in favour, 1 against, 1 abstention. Margaret Grayling was duly elected as the Association's Chair.

A single nomination had been received for the post of Secretary. The nomination was for Jules Montero. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 37 in favour, 2 against, 0 abstentions. Jules Montero was duly elected as the Association's Secretary.

A single nomination had been received for the post of Treasurer. The nomination was for John Rendall. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 35 in favour, 2 against, 1 abstention. John Rendall was duly elected as the Association's Treasurer.

Joy Laven was nominated for election to the Committee. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 37 in favour, 1 against, 1 abstention. Joy Laven was duly elected as a member of the Committee.

Nigel Palmer was nominated for election to the Committee. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 35 in favour, 1 against, 3 abstentions. Nigel Palmer was duly elected as a member of the Committee.

Caroline Fairchild was nominated for election to the Committee. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 35 in favour, 0 against, 0 abstentions. Caroline Fairchild was duly elected as a member of the Committee.

Monica Boholst was nominated for election to the Committee. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 34 in favour, 0 against, 0 abstentions. Monica Boholst was duly elected as a member of the Committee.

Eryl Humphrey Jones was nominated for election to the Committee. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 29 in favour, 3 against, 0 abstentions. Eryl Humphrey Jones was duly elected as a member of the Committee.

Flora Levi was nominated for election to the Committee. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 32 in favour, 0 against, 1 abstention. Flora Levi was duly elected as a member of the Committee.

Maggie Byrne was nominated for election to the Committee. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 36 in favour, 0 against, 0 abstentions. Maggie Byrne was duly elected as a member of the Committee.

Marye Kenton was nominated for election to the Committee. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 31 in favour, 4 against, 1 abstention. Marye Kenton was duly elected as a member of the Committee.

GR stated that the Association had received one further nomination but that the nominee, Mr. Robert Taylor, had unfortunately been unable to attend the AGM. JM read out a statement from Mr. Taylor. The meeting was asked to vote on whether to allow the nomination to proceed in Mr. Taylor's absence. A show of hands was called for. 38 members voted in favour of allowing the nomination to proceed, 3 voted against, there were no abstentions. Robert Taylor's nomination was therefore allowed to proceed.

Robert Taylor was nominated for election to the Committee. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 36 in favour, 0 against, 0 abstentions. Robert Taylor was duly elected as a member of the Committee.

GR congratulated the newly elected Committee and handed the meeting back to JM.

6. **Subscription**

JM proposed that the Association's existing membership fee – that membership was free – remain

in place. The proposal was seconded by MG. A show of hands was called for. The meeting voted in favour of the proposal. Membership of WERA shall remain free.

7. Any Other Business

JM then invited questions from the floor on any issues attendees wanted to discuss or bring to the attention of the Committee and/or TMO staff in attendance. The following items were noted:

Security

A resident identified the broken entrance door to Berenger Tower – broken for over three years – as an example of how the TMO had failed to maintain the existing security system. Another resident noted that of the estate's seven entrance doors three were currently broken, noted that the planning application for the zoning of the estate proposed the installation of over 80 doors, and then stated that they were extremely sceptical that the TMO could properly maintain so many doors. It was noted that WERA had not received any assurances with regards the maintenance, upkeep and management of any part of the proposed security system.

A resident cited an incident where a bed was thrown from the 4th floor and no action taken by the TMO as a clear example of how the TMO failed to act against acts of extreme anti-social behaviour.

Several residents expressed concern that the TMO would implement the current security proposals despite the opposition of a significant number of residents. It was noted that the TMO's Property Management Committee was expected to make a decision at a meeting in December and that the Association expected to be informed of their decision immediately afterwards.

A resident stated that the views of some residents had been misrepresented in the security survey. The case of a specific resident was cited. This was considered extremely serious and worthy of further investigation, but as the resident in question was not present the matter was deferred.

A resident stated that their own door-to-door survey suggested that most residents opposed zoning but were generally in favour of additional security patrols, CCTV and lighting.

A resident asked whether WERA was aware of the Police's view of the security proposals. JM stated that they had not seen any formal response from the Police, although WERA had previously been advised by the Project Manager and Consultant that the Police supported the proposals. It was noted that the Police had been invited to the AGM but were not in attendance.

A resident queried WERA's response to the Section 20 consultation noting that he had been advised that the scheme had WERA's support. JM noted that the written response was available to all and suggested that everyone present read it. JM explained that the Committee was generally in favour of any proposals that aimed to improve the security of the estate's residents, and the response reflected this view, although it also noted that the response identified a number of outstanding issues and concerns which the Committee believed had to be addressed as a matter of urgency. It was accepted that some residents might disagree with the response, but it was noted that all leaseholders had been given the same opportunity to respond and that tenants had been advised to do the same at the Special General Meeting held on the 19th of September 2006.

Nigel Palmer asked the meeting to vote on the security proposals. JM noted that the Constitution required the Committee to notify all residents of any and all votes that were to take place at a WERA General Meeting (Annual or Special) in the notices for the meeting. The notices for the AGM had not carried such a notice so a vote would not be valid. Nigel Palmer then proposed that the Association hold a Special General Meeting (SGM) to discuss and vote on the security proposals, having notified all residents in advance. The proposal was seconded by John Rendall. The relevant TMO staff would be invited to attend, although there was some doubt as to whether they would do so – nothing had changed since the previous SGM. JM noted that residents had to be given 14 days notice of the meeting – the most likely date for the meeting was therefore in early December.

Major Works

A resident asked why the TMO was testing, and in some cases replacing, the electrical installations in tenanted properties but not in leasehold properties. JM explained these works were part of the TMO's programme of Decent Homes works and that leaseholders were responsible for the

electrical installation in their own properties; they would have to arrange their own testing and repairs. It was noted that EDF offered householders a free visual inspection and could also carry out a full test/inspection on request/at cost. It was also noted that the TMO's electrical testing had yet to identify any endemic problems with any of the electrical installations on the estate.

A resident queried the manner in which the rewiring works were being carried out. JM stated that the Committee had similar concerns and had asked the TMO to clarify how the works were to be carried out. The Committee had been assured that no rewiring works would be carried out without a prior full electrical test and that no property would be rewired without good reason (i.e. a serious electrical fault had been identified). The Committee had also been advised that TMO Technical Services had determined that the only way to rewire the flats was to use surface-mounted conduit. A resident asked whether the Association was in possession of a copy of the specification of the works. JM stated that it was not, although one had been requested, and that it would be made available when it had been received. Tenants who had concerns with any aspect of the works were asked to contact the Committee outside the meeting.

A resident asked why the TMO had replaced the front doors to tenanted properties and was now in the process of rewiring tenanted properties whilst not offering the same for leaseholders. It was noted that works to tenanted properties had been offered to leaseholders in the past.

A resident stated that those residents who did not have to pay for the works – windows, walkways, lifts – did not appreciate them. JM stated that all residents – whether leaseholders paying service charges or tenants paying rent – paid for the works. It was noted that rents on the estate were amongst the highest in the borough but that this was not reflected in the quality of the services provided to residents.

TMO AGM

Those present were reminded that the TMO's AGM was scheduled for the following Monday, the 13th of November, and would take place in the Town Hall at 7.30pm.

Dogs

Several residents noted that the incidents of dog fouling were increasing in number and that the TMO had completely failed to deal with the problem. GR stated that a letter to all residents regarding dog-fouling and other dog-related anti-social behaviour had been prepared and would be dispatched once a new housing officer had been appointed. He noted that the powers granted to the TMO to deal with dogs under the dangerous dogs act were limited.

Several residents noted that dogs could be seen fouling in the estate's gardens at all hours of the day, in clear disregard of the "no dogs" signs that had been put up. GR asked residents to report such incidents identifying the dog owners. Several residents stated that they could not identify the dog owners and noted that TMO staff should be able to witness these incidents themselves as they occurred during working hours.

Residents asked a number of questions with regards to this and other management issues on the estate. NM and GR stated they were present solely to assist in the election of the Committee and not to answer questions with regards the management of the estate and declined to answer further questions. One resident stormed out of the meeting in protest.

MG thanked everyone for attending.

The meeting then closed

..... Chair