

World's End Residents' Association



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Minutes of the WERA Annual General Meeting held on Tuesday, 2nd of December 2008 at 7.30pm in the WERA Clubroom, 16 Blantyre Street

Actions

The Secretary, Jules Montero (JM), confirmed that a quorum (25 members or more) was present.

The number of members present and able to vote was recorded as 44.

It was also noted that a number of residents from neighbouring estates were also in attendance.

The meeting was chaired by Margaret Grayling (MG) (WERA Chair) with the assistance of Jules Montero (JM) (WERA Secretary).

The following persons were also in attendance: Maighread Condon-Simmonds (MCS) in her capacity as Ward Councillor, Chinwe Agabah (CA) as the TMO's Neighbourhood Officer for the estate, and Hash Chamchoun and three members of the TMO's Resident Involvement Team.

1. Introduction

MG welcomed everyone to the AGM, thanked them for attending and introduced herself and JM. MG then introduced CA to the meeting, explaining that she was standing in for Justine Heart who had recently gone on maternity leave.

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 then asked members to consider whether the minutes were an accurate record of what had transpired at the previous AGM. A vote was taken to approve the minutes as correct. The votes cast were recorded as: 25 votes in favour, 0 votes against and 0 abstentions. **The minutes of the previous AGM are therefore approved as correct.**

3. Association's Reports

JM asked the meeting to examine the copy of the Association's Annual Report that had been distributed before the meeting. JM went through the report noting those items on which the Committee had spend a significant amount of time

JM also highlighted the TMO's recently completed review of housing management services and the impact this was expected to have on the operation of the Blantyre Centre and the TMO's staffing levels on the estate.

A question was asked with regards the recently appointed Council adjudicator, who was investigating long-standing issues with service delivery across the borough by the TMO. JM asked anyone interested in contacting the adjudicator to approach him after the meeting when he would be happy to provide them with the adjudicator's contact details.

JM then took the meeting through the financial report at the end of the written report, highlighting the Association's income and expenses. It was noted that the Association had not yet received its grant for the previous financial year (2007/08) despite having submitted its application in good time. JM said he would discuss the matter with the TMO's Resident Involvement team after the meeting.

JM

4. Election of Committee

MG introduced the next item, explaining out that every member of the Committee would now stand down and that those wishing to stand for re-election would do so. MG also explained that that CA would assist in conducting the elections as per the Association's constitution.

JM noted that all the current Committee members with the exception of Lucy Bowdler had chosen to stand for re-election. JM thanked Lucy for her generous contributions to WERA throughout the previous year.

The Committee then stood down and CA proceeded to go through the nominations for election that had been received prior to the deadline. As each nomination was considered the candidate was asked to make themselves known to the meeting.

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, 0 against, 0 abstentions. **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: 31 in favour, 0 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 Joy Laven. The nomination was seconded. A show of hands on the nomination was called for. The following votes were recorded: 31 in favour, 0 against, 0 abstentions. **Joy Laven was duly elected as the Association's Treasurer.**

Barbara Ofori Boateng 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: 30 in favour, 0 against, 0 abstentions. **Barbara Ofori Boateng 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: 27 in favour, 0 against, 0 abstentions. **Eryl Humphrey Jones was duly elected as a member of the Committee.**

Margaret 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: 32 in favour, 0 against, 0 abstentions. **Margaret 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: 30 in favour, 0 against, 0 abstentions. **Marye Kenton was duly elected as a member of the Committee.**

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: 26 in favour, 0 against, 0 abstentions. **Robert Taylor 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: 30 in favour, 0 against, 0 abstentions. **Caroline Fairchild was duly elected as a member of the Committee.**

Joanna McDermott 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: 28 in favour, 0 against, 0 abstentions. **Joanna McDermott was duly elected as a member of the Committee.**

Katie Parry 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, 0 against, 1 abstention. **Katie Parry Jones was duly elected as a member of the Committee.**

It was noted that a properly completed nomination for election to the Committee had been received for John Rendall but that John Rendall was not present at the meeting. The meeting was asked to vote on whether to accept the nomination. A show of hands was called for. The meeting voted to accept the nomination.

John Rendall 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: 28 in favour, 0 against, 0 abstentions. **John Rendall was duly elected as a member of the Committee.**

Jose Rioseco 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, 0 against, 0 abstentions. **Jose Rioseco 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: 26 in favour, 0 against, 0 abstentions. **Nigel Palmer 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: 38 in favour, 0 against, 0 abstentions. **Monica Boholst was duly elected as a member of the Committee.**

Those elected were congratulated. The meeting was then handed back to MG.

5. **Subscription**

JM proposed that the Association's existing membership fee – that membership was free – remain in place. The proposal was seconded by MG. A vote was taken on the proposal and the meeting voted overwhelmingly in favour of the proposal. **The resolution was passed. Membership of WERA shall remain free.**

6. **Upcoming Issues / Open Discussion**

Stock Options

JM gave the meeting a brief summary of the Stock Options consultation that the Council had initiated recently. JM explained the background to the review – the shortfall in the Council's HRA account – and the various options available, including estate regeneration, some kind of public finance initiative and wholesale stock transfer to another social landlord. Several residents expressed some concern at the possibility that ownership of the estate might be transferred to a housing association.

A question was asked as to who would make the final decision with regards to any of the possible outcomes. After some discussion with regards as to whether or not the Council would be obliged to ballot the residents of the estate, and whether the Council would be legally obliged to abide by the result of that ballot, it was agreed and emphasised that the final decision lay with the Council.

JM emphasised the fact that the consultation exercise was still underway and encouraged those present to participate if at all possible.

A resident stated that they did not believe that the Council consulted residents properly – residents had not been consulted properly when the TMO was established and the TMO was clearly not tenant led. MG and JM explained that consultation had occurred when the TMO was established – a ballot of residents had been held – and that the TMO was tenant led insofar as the members "owned" the organisation. It was noted that some of the residents present did not agree that they had been properly consulted or that the TMO was truly "tenant led".

Joy Laven pointed out that JM was standing for election to the TMO board and JM confirmed that this was indeed the case as he was standing for one of the two leaseholder posts on the board.

Dogs

A resident asked whether the TMO had taken any action against an anti-social dog owner in Blantyre Walk. CA said that the problem resident had been identified and action taken, and that the

other residents on the walkway had also been appropriately instructed. CA noted that the TMO was working closely with the Police Safer Neighbourhoods team to identify and deal with anti-social dog owners on the estate and that steps were also being taken to ensure that all dogs residing on the estate were registered with the TMO.

A question was asked as to whether some kind of dog-toilet could be established on the estate. There was notable opposition to the suggestion from many of the residents present. JM stated that the Committee felt that such a facility was unlikely to work and that, in addition, there were two existing Council dog-toilets within five minutes walk of the estate.

Caretakers

Several residents pointed out with some concern the notable reduction in the number of caretaking staff working from the estate's Concierge office – from one supervisor and three caretakers two years ago to just two caretakers now. MG confirmed that WERA was equally concerned by the reduction in caretaking staff and had passed those concerns on to the TMO.

WERA /
TMO

Dog Patrol

Several residents asked why the dog patrol had been withdrawn. JM noted that the TMO had withdrawn the patrol without consulting WERA. When asked, the TMO had stated that it could no longer fund the dog patrol. They expressed a general interest in having some kind of late-night patrol on the estate. JM said WERA would ask the TMO to look into the possibility.

WERA /
TMO

Rubbish

It was suggested that the TMO brief all residents on the correct disposal of rubbish, particularly on the use of the communal rubbish chutes and the disposal of bulk items. A resident noted the ongoing problems with unsanitary rubbish being thrown out of windows and dumped near Blantyre Tower and asked that the TMO deal with this problem as a matter of urgency. Several residents noted the TMO's inability to deal with persistent rubbish dumpers. After some discussion it was agreed that WERA would discuss the issue further with the TMO.

WERA /
TMO

Youths Loitering around Sheltered Housing

A resident complained about youths loitering on the walkways near the sheltered housing on the estate. CA noted the details and said she'd pass them onto the Safer Neighbourhoods team and advise the late-night security guard in the Concierge what to do should he receive any calls from the residents in sheltered housing. MCS noted that the Police might not respond to calls regarding loitering youths as they were not considered a priority.

TMO

7. **Xmas Raffle**

MG proceeded to the final item on the agenda: the WERA Xmas Raffle.

It was noted that every household on the estate had received a free raffle ticket with the notice for the Association's AGM and that there were five prizes of £50 of John Lewis/Waitrose vouchers.

With the assistance of CA the following raffle numbers were drawn: **336, 303, 74, 611 and 130.**

There appeared to be no winners present at the meeting. JM stated that the result would be posted on the estate's notice-boards and that winners could approach WERA at any time with their winning tickets.

MG thanked everyone for attending.

The meeting then closed

..... Chair