



# World's End Residents' Association

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## Minutes of the WERA Annual General Meeting held on Tuesday, 26<sup>th</sup> of January 2010 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 meeting was chaired by Margaret Grayling (MG) (WERA Chair) with the assistance of Jules Montero (JM) (WERA Secretary). Joy Laven (JL) took notes.

The following persons were also in attendance as guests:

- Maighread Condon-Simmonds (MCS) in her capacity as Ward Councillor.
- Sgt. Tim Otway in his capacity as the Sergeant of the Safer Neighbourhoods Team.
- Adelola Dario (AD) as the TMO's Neighbourhood Officer for the estate.
- Jill Brown (JB) as a member of the TMO's Resident Involvement Team.
- David Ward as a member of the TMO's Leasehold Services team.

### 1. Introduction

MG welcomed everyone to the AGM which had been deferred and reconvened from its original date of the 8<sup>th</sup> of December 2009, thanked them for attending and introduced herself, JM and JL.

MG then individually introduced each of the guests present – Sgt. Otway and the various members of TMO staff.

### 2. Minutes of the Previous AGM

Copies of the minutes of the previous meeting had been distributed to all those present. JM asked the meeting to approve the minutes. The minutes were unanimously approved.

### 3. Annual Report

JM summarised the Association's Annual Report and then took questions from the floor.

Nigel Palmer (NP) highlighted the issue of the Artex in all of the estate's flats. NP noted that it was believed that it contained white asbestos, which the TMO's own surveyor had confirmed, and was therefore potentially hazardous to health. It should only be dealt with by specialist companies.

### 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 AD would assist in conducting the elections as per the Association's constitution.

A question was asked as to whether nomination forms had been delivered to all residents. It was noted that the nomination process had taken place in advance of the original AGM (on the 8<sup>th</sup> of December 2009).

A member stated that they did not believe that they had been properly notified of the AGM. JM explained that residents had originally been formally notified of the original AGM, which had been held in December and was deferred. Residents were then notified of the date of the reconvened

meeting. It was confirmed that notices for the reconvened meeting were delivered to the block in which the member resided – Dartrey Tower.

To speed up the election process it was agreed that a simple show of hands would suffice. As long as votes objecting to a nomination were clearly in the minority the nominee would be elected.

The following nominations were considered by the meeting:

Margaret Grayling for the position of Chair. Elected with no objections.

Jules Montero for the position of Secretary. Elected with no objections.

Joy Laven for the position of Treasurer. Elected with no objections.

Monica Boholst for the position of member of the Committee. Elected with no objections.

Maggie Byrne for the position of member of the Committee. Elected with no objections.

Caroline Fairchild for the position of member of the Committee. Elected with no objections.

Eryl Humphrey Jones for the position of member of the Committee. Elected with no objections.

Marye Kenton for the position of member of the Committee. Elected with no objections.

Barbara Ofori-Boateng for the position of member of the Committee. Elected with no objections.

Nigel Palmer for the position of member of the Committee. Elected with no objections.

John Park for the position of member of the Committee. Elected with no objections.

Two nominations were considered in the absence of the nominees:

Jose Rioseco for the position of member of the Committee. Elected with no objections.

Joanna McDermott for the position of member of the Committee. Elected with 1 objection.

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. The resolution was passed. **Membership of WERA shall remain free.**

## 6. **Upcoming Meetings / Open Discussion**

Residents raised issues and/or asked questions in regards to the following items:

- Whether tenants were to be compensated for the recent and prolonged loss of heating.
- The long waits often experienced whilst contacting the TMO's Customer Service Centre on the TMO's Freephone number.
- The cost of works carried out by TMO contractors – the resident cited a specific incident where they had been able to carry out repair work to damage in a communal area caused by a guest at a fraction of the price quoted by the TMO's contractors.
- The quality of work carried out by TMO contractors – several residents provided details of individual repairs of very poor quality.
- The fact that the Blantyre Centre was often closed during its "opening hours" and that even when open, staff members were often absent.

- Whether residents were happy with the standard of cleaning of communal areas.
- The regularity with which the rubbish chutes were obstructed by large items of rubbish that should not have been disposed of in that manner.
- Whether the TMO had taken action against any residents for dumping rubbish in communal areas. It was noted that many of the estate's communal areas were filled of dumped rubbish each and every weekend. Several residents noted that this impacted on their quality of life.
- Why the TMO had recently removed all the paladin bins from outside each block without notifying residents beforehand.
- What the TMO's dog policy was in practice, and whether action had ever been taken against any dog owners in breach of the conditions of the permission granted to residents.
- The progress of any security works to increase the amount of CCTV on the estate.
- Whether the TMO had successfully carried out any prosecutions using video evidence captured by the existing CCTV system.
- Whether the TMO would consider reinstating the "man and dog" patrol of the estate to deter anti-social loitering and behaviour in communal areas.
- The unavailability of parking permits and spaces for visitors to the estate.
- Why the estate car park was so poorly managed – it was mostly empty and yet residents enquiring about renting a space were often advised that a waiting list was in operation.
- When the parking review was expected to be completed and whether this was likely to result in lower rents to encourage take-up.
- Whether the TMO was carrying out any investigations in relation to fire safety in high-rise properties and when this was expected to be completed.

Once all questions has been asked and noted or answered John Park introduced himself to the meeting and described his intention to stand for election to the TMO Board.

## 7. **Christmas Raffle**

Two raffle tickets were drawn - numbers 775 and 785. Two of the residents present at the meeting were awarded their prize of a £50 John Lewis voucher each.

The meeting then closed

..... Chair