

World's End Residents' Association



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Minutes of the WERA Annual General Meeting held on Tuesday, 28th of September 2010 at 7.30pm in the WERA Clubroom, 16 Blantyre Street

Actions

The Secretary, Jules Montero (JM), confirmed that a quorum was present.

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

The following persons were in attendance as guests of the RA:

- Maighread Condon-Simmonds (MCS), Ward Councillor.
- Gerald Hargreaves (GH), Ward Councillor.
- Matthew Neal (MN), Ward Councillor.
- Alasdair Manson (AM), Assistant Director of Neighbourhood Management, RBK&C TMO.
- Dominic Davies (DD), Cleaning & Grounds Maintenance Contracts Manager, RBK&C TMO.
- Bernard De Mel (BDM), Resident Liaison Officer, Morrisons (sitting in the audience).
- Victoria Wickins (VW), the Trust (sitting in the audience).

1. Introduction

MG welcomed everyone to the AGM, thanked them for attending and introduced herself and JM. MG then introduced the Councillors and TMO staff present, who had agreed to field questions.

2. Minutes of the Previous AGM

Copies of the minutes of the previous meeting had been distributed to the meeting. JM asked the meeting to approve the minutes.

A resident asked how the issues noted at the previous AGM were progressed. JM explained that issues were carried forward into the RA's regular meetings for progression. The minutes of these meetings were made available to members, either through the RA's website or through JM. Where issues involving individual residents were concerned the RA's officers would keep in touch with the resident(s) after the meeting and keep them informed of any progress.

A number of issues noted in the minutes of the previous meeting were brought up and discussed at this point. These are noted in section 6 for progression by the RA.

The minutes of the previous AGM were then approved as correct.

3. Annual Report

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

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

To facilitate the election process the meeting agreed that a vote on 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 to the Committee/post.

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.

Robert Taylor for the position of Treasurer. It was noted that Robert had been unable to attend the meeting and the meeting was asked to accept his nomination in his absence. The nomination was accepted. A vote was taken. Robert Taylor was 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.

Patricia Fordyce 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.

Joanna McDermott for the position of member of the Committee. It was noted that Joanna had been unable to attend the meeting and the meeting was asked to accept her nomination in her absence. The nomination was accepted. A vote was taken. Joanna McDermott was elected with no objections.

Paul Miller 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.

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

Kathrin Vowinkel for the position of member of the Committee. Elected with no objections.

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**

The following issues were noted and/or discussed at the meeting. Responses from the TMO staff present are recorded in *italics*.

Parking

- A resident asked why there were no visitors parking bays on the estate. It was noted that the TMO had been carrying out a "parking review" (including the provision of visitor parking bays) for over 2 years.
- A resident asked why visitors and non-residents were not allowed to use the residents' car park in Edith Yard. *AM noted that a number of planning issues had arisen in relation to the use of the Edith Yard car park by non-residents.* JM stated that he believed that the original

planning permission for the estate allowed the car parks to be used by both residents and those living in close proximity of the estate.

- A resident asked whether it was permissible for those with disabled badges to park in Blantyre Street as they were clearly never being clamped by the clamping contractor.
- It was noted that some residents had previously been advised that a waiting list for the use of the residents' car park was in effect. *AM stated that he believed that this was no longer the case.* Those present were asked whether they had been advised of a waiting list. No one responded. A number of those present confirmed having been granted a space in the car park recently.

Asbestos in Artex Ceilings

- A resident noted that the artex ceilings in the flats contained asbestos and that he had been exposed to asbestos dust as a result of a leak into his living room. He proposed taking legal action against the Council/TMO and asked anyone interested in pursuing the matter to contact him after the meeting.

Pigeons

- A resident noted that some people were feeding the pigeons. *AM noted that they were aware of a number of people, some of whom were not residents, who kept on feeding pigeons on the estate and that action had been taken where possible.*

Rubbish

- A resident noted that there was persistent rubbish dumping on many of the walkways.
- A resident asked whether any of the rubbish was ever inspected to try and identify the culprit and if so by whom. *DD stated that OCS staff often checked dumped rubbish and that they passed any information they obtained to the estate's neighbourhood management and tenancy officers.*
- A resident noted that some residents were repeatedly throwing rubbish into the estate's garden areas from their windows. Some of the rubbish was of an "unhygienic" nature. *AM and DD stated that the TMO did take action against any residents identified as dumping or throwing rubbish in any of the estate's communal areas.*
- A resident asked DD to explain the enforcement process being followed. *DD explained that residents found to be dumping rubbish were initially written to and cautioned and advised that further offences would result in legal action. DD stated that further action had yet to prove necessary.*
- A resident noted that rubbish was being thrown into the garden immediately outside their flat and that the rubbish was attracting vermin. JM asked AM and DD to investigate the particular case, which had previously been reported to the TMO by WERA.

Security

- A resident asked why the "man and dog" patrol of the estate had been removed and whether it could be reinstated. *AM stated that he did not believe that such a patrol was necessary. He stated that incidents of anti-social behaviour should be reported to Environmental Services (Streetline?)*

Fire Assessment Report

- A resident noted that the TMO had not completed the "high risk" actions in the Fire Assessment Report for the estate that had been completed the previous year. It was noted that the TMO would not allow residents to inspect the report, as they claimed it contained "sensitive personal data". It was suggested that WERA ask to inspect the report.

Dogs

- A resident asked why dogs housed on the estate were not chipped by default. *AM noted that chipping had previously been offered to residents but that it was up to the owner to decide whether they wanted their dog chipped or not.*
- A resident asked why Wandsworth Council was apparently able to take a much harder line with irresponsible dog owners living on its property than RBK&C. *AM stated that*

Wandsworth's powers were as limited as those of RBK&C and that they too could not oblige owners to chip their dogs or take "serious" enforcement action against irresponsible dog owners.

Door Mats

- A resident queried the cost of the recently installed mats in the block entrance lobbies. JM stated that the mats had cost approx. £500 each (approx. £3,500 in total) and had been paid for by the World's End Area Revenue Works budget and thus not rechargeable. The resident asked to see the invoices for the supply and installation of the mats. *DD said he would supply the resident with copies of the relevant invoices.*

Walkways

- A resident noted that the TMO had commissioned a report on the state of the Triflex flooring in the estate's walkways. It was suggested that the TMO supply copies of the report to all residents. After another resident stated that they believed that the report was 120+ pages long it was suggested that the TMO make copies available for inspection instead. It was noted that WERA had requested a copy but had yet to receive it.

Customer Service Centre

- A resident reported extremely lengthy waiting times when calling the Customer Service Centre's freephone number. Several residents noted that this situation was "normal".

Communal Lights

- Residents reported a number of lights out in the estate's communal walkways. It was noted that the current contractor was providing a poorer service than their predecessor resulting in lengthy repair times and outages for the estate's communal lighting. This had been reported to the TMO by WERA on more than one occasion.
- One resident complained about the amount of light cast by the lights in the gardens. *DD said he would investigate whether the garden lights could be "toned down" or have their timers adjusted to reduce the amount of light cast into residents' homes.*

Anti-Social Behaviour

- Residents reported incidents of anti-social behaviour in the estate's garden areas. *AM suggested that such incidents should be reported to the TMO and the Council's Noise Nuisance team (and Streetline?)*

Confidential Paperwork

- A resident asked whether it was true that paperwork containing personal information had been found in the estate's bins by the RA. JM confirmed that such paperwork had been found. The resident asked what action had been taken. JM stated that the incident had been brought to the attention of the CEO of the TMO who had promised to take steps to ensure that such an incident did not recur.

7. Christmas Raffle

Two raffle tickets were drawn by MG. The winning residents were awarded their winning prize of a £25 John Lewis/Waitrose voucher each.

Everyone was thanked for attending. The meeting then closed.

..... Chair