

World's End Residents' Association	
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Minutes of the Annual General Meeting of the World's End Residents' Association, held on Tuesday, 13th December 2011 in the WERA Clubroom, 16 Blantyre Street

Present: Margaret Grayling (Chairman), Jules Montero (Secretary), Eryl Humphrey Jones, Caroline Fairchild, Marye Kenton, Cathrin Vowinckel, John Rendall, Nigel Palmer, Maggie Byrne, John Park, Patti Fordyce (Committee members) and 33 other residents

In attendance: Sgt Tim Otway (Safer Neighbourhoods), Diana Hodson (TMO), Martin Barr (TMO)

The Chairman welcomed everyone to the meeting.

1. The minutes of the previous AGM, held on 28th September 2010, were approved and signed. It was agreed that questions on the minutes would be held until the time allotted for discussion at the end of the meeting.
2. The Secretary took the meeting through the Committee Report, noting the following points:
 - The digital television installation had been carried out, but there were still outstanding issues, regarding, for example, invoices. Although tenants had been informed regarding the cost, it was not clear how leaseholders were to be charged. These outstanding issues were being pursued.
 - Necessary fire safety improvements were still outstanding.
 - The proposal to run an access road for the proposed Thames sewer through Cremorne Gardens had given rise to a petition of 1000 signatures to the GLA in opposition. A change of plan had subsequently been announced; council owned land to the west would be made available instead. The sewer works were scheduled to start in 2015/16 and take approximately 2½ years. Lobbying in defence of the interests of residents would continue.
 - Repaving of Blantyre Street had been carried out, using ARB funding.
 - The WERA Committee were engaged in ongoing activity regarding the condition of the estate.
 - WERA took part in 'Open House London', welcoming some 56 visitors and giving them tours of the estate.

- The Council's 'Gold Standard' award was presented to WERA, together with £500.
3. The secretary took the meeting through the Financial Report. Total income had been £1930.00; £1430.00 had come from donations, while £500.00 had come from the RBKC Residents' Associations Gold Standard Award. Total expenses had amounted to £1011.68; office and clubroom expenses were £622.51, while telephone line and broadband costs were £289.17. It was noted that the Association was holding a £400 grant in trust for the Community Garden scheme. It was also noted that the Association had paid out £329.25 in cheques that had yet to be cashed. These would be included in the financial report for 2012. Total current assets were therefore £2232.24. A significant amount of previously approved expenditure remained outstanding, including redecoration works to the Clubroom, new lockers for the use of groups using the Clubroom and the purchase of a new PC for the WERA office.
 4. It had previously been announced that Margaret Grayling would stand down as Chairman, and Jules Montero would stand down as Secretary. Diana Hodson took the chair for the election of new officers. There being only one nomination for Chairman, John Rendall was elected unopposed. There being only one nomination for Secretary, Patti Fordyce was elected unopposed. There being only one nomination for Treasurer, Margaret Grayling was elected unopposed. The following were elected to the Committee: Monica Boholst, Maggie Byrne, Caroline Fairchild, Eryl Humphrey Jones, Marye Kenton, Jan Kiso, Joanna McDermott, Paul Miller, Hilary Nassim, Nigel Palmer, John Park and Cathrin Vowinckel. Taking the Chair, John Rendall paid tribute to the tremendous work done by Margaret Grayling and Jules Montero over many years. He welcomed MG's willingness to continue to serve as Treasurer, and noted with regret that JM's impending move meant that he would leave the Committee altogether. He noted with satisfaction that the large committee reflected the large community on the Estate. A key duty of the Association was to look after the estate, ensuring that the legacy of Eric Lyons's imaginative design was carefully protected. The quality of repairs remained an ongoing issue between WERA and the TMO. He also noted that 19 TMO officers currently worked on the Estate. He also noted that, for an estate of this size, incidents of anti-social behaviour were minimal, thanks, no doubt, to the presence of the Safer Neighbourhoods office on the Estate.
 5. A general discussion of issues of concern covered the following items:
 - The presence of asbestos on the 12th floor of Dartrey tower.
 - It was noted that asbestos safety is the responsibility of leaseholders. TMO inspect each property pre-tenancy; it was important to notify workmen of the presence of asbestos.
 - The length of time taken to repair faulty lights was raised; for example, lights had been out on Middle Dartrey Walk for six weeks. The Dartrey Tower stairway door was also lacking lights, as was Greaves Tower on the 14th floor. It was reported that a formal complaint had been lodged about the lighting contractor, and it was noted that TMO needed feedback to support the complaint.
 - It was noted that secondary installations of the digital TV service should be negotiated separately between individuals and the contractor; a complaint was made that incorrect information had been printed in *Link*.
 - The action of the time switches governing the lights in the internal gardens (which should be switched off after 10 pm) was raised as a problem; this was another issue relating to the problem with the lighting contractor. The question of how this impacted on crime prevention was also raised.
 - It was noted that the faulty key fob mechanism at the entrance to Berenger Tower was a recurrent problem that had been reported many times.

- Concern was expressed that there appeared to be differences in levels of fire safety provision across the Estate; there was a need for improved signage to guide emergency services as well as contractors.
- A question was raised about the fire risk assessment report; had the issues raised in it been dealt with?
- It was noted that there had been two recent incidents of people being trapped in the lifts. Response from the out of hours service was poor, and it was noted that, if it was necessary to call out the police or the fire brigade, the cost would be considerable.
- It was reported that the surface of the walkways was “disintegrating”. A repair that had been carried out on Upper Berenger Walk was regarded as “unacceptable”.
- A complaint was raised regarding new billboards that had been installed in Cremorne Road. The brilliance of the lighting was causing a nuisance for lower level flats on the Cremorne Road side of the Estate. This would be taken up with councillors and the Cabinet Member responsible for highways.
- It was reported that additional planters for the piazza were due to be installed.
- It was noted that ward councillors had access to a fund for small projects, and proposals were invited.

6. There being no further business, the meeting was declared closed by the Chairman.