



# World's End Residents' Association

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## Minutes of the WERA Annual General Meeting held on Tuesday, 3<sup>rd</sup> March 2015 at 7.30pm in the WERA Clubroom, 16 Blantyre Street

### Actions

It was confirmed that a quorum was present.

The meeting was chaired by Margaret Grayling (MG) (current WERA Chair).

The following guests were in attendance: Angelique Noble (TMO), David Ward (TMO), and Councillor Gerard Hargreaves.

#### 1. Introduction

MG welcomed everyone to the AGM, thanked them for attending and introduced herself, the other Committee members helping her conduct the meeting, and the guests present.

#### 2. Minutes of the Previous AGM

Copies of the minutes of the previous meeting had been distributed to all those present prior to the start of the meeting. MG asked the meeting to approve the minutes. A resident asked that a written update on the issues raised at each AGM should be provided to residents by either WERA or the TMO at the following AGM. The minutes of the previous AGM were then approved as correct.

#### 3. Annual Report

MG ran through the Association's Annual Report and took questions from the floor.

#### 4. Election of Committee

All of the nomination forms correctly received by the Association were tabled. Each nomination was put to the meeting in turn and a vote taken on a show of hands. The results were as follows:

Margaret Grayling was elected as Chairman.

Ali Ahmed, Monica Boholst, Margaret Byrne, Kai Choudhry, Hamza El Warfalli, Caroline Fairchild, Patricia Fordyce, Eryl Humphrey Jones, Marye Kenton, Maryam Khalifa, Muaza Khir, Joanna McDermott, Barry McQueen, Paul Miller, Sara Ourida, Nigel Palmer, John Rendall, Dean Smith and Cathrin Vowinckel were elected as ordinary members of the Committee.

Those elected were congratulated.

The co-option of a non-resident, Jules Montero, was proposed. A vote was taken on a show of hands. The resolution was passed and Jules Montero was successfully co-opted on to the Committee.

#### 5. Subscription

It was proposed that the Association's existing membership fee – that membership was free of charge to all legal residents of the estate – remain in place. A vote was taken on the proposal. The resolution was passed. Membership of the Association shall remain free of charge.

## 6. Upcoming Issues / Open Discussion

The following issues were noted during the open discussion:

That the TMO had failed to provide WERA with details of the professional qualifications of their staff despite numerous requests.

That there had been numerous lift outages in many of the blocks. Some of those present believed that many of these were the result of Keepmoat's use/abuse of the lifts. It was suggested that Keepmoat did not make proper use of the goods lift and used the normal passenger lifts when they should not. A number of proposals as to how the maintenance of the lifts could be improved were put forward including: keeping spare parts on site and a drawing up and implementing a schedule of regular maintenance checks and works to each and every lift. It was noted that a survey on the condition of the estate's lifts was currently underway and WERA expected to receive the results shortly.

It was noted that much of the communal lighting was on all the time (24 hours a day, 7 days a week). This was unnecessary and wasteful.

It was noted that the main entrance door to Blantyre Tower was currently broken and did not lock.

It was noted that gangs of youths continued to loiter on many of the estate's walkways and communal areas, caused a nuisance and were extremely intimidating to many residents, particularly the elderly. Several residents reported incidents of cannabis smoking in the stairwells. Several residents expressed their concern at the presence of gangs of youths from other parts of London given the recent stabbing in the local area. It was noted that there had been recent changes to the Safer Neighbourhood teams that impacted on the Police's ability to patrol the estate as regularly as they had previously done. The meeting was asked to report all incidents of anti-social behaviour to the Police on their non-emergency "101" number. In an emergency residents should always dial "999".

It was noted that there had recently been a lengthy heating outage and there was some concern that the new heating contractor was unfamiliar with the communal heating system and unable to maintain it properly.

It was noted that people, both residents and non-residents, continued to walk their dogs in the communal gardens with impunity.

It was noted that a number of repairs to the WERA Clubroom had been outstanding for some time.

The TMO was asked to clarify who the relevant contacts were for the various areas of responsibility – who dealt with tenant issues, who dealt with leaseholder issues, who was responsible for the cleaning, gardening, and various maintenance contracts – and that this information be provided to both WERA and the estate's residents in the form of a comprehensive contact list.

It was suggested that WERA write to Robert Black, CEO of the TMO, demanding a full and proper update on the issues raised by the meeting. Angelique Noble promised to provide the WERA Committee with an update the issues raised within the next 2 weeks.

Everyone was thanked for attending. The meeting then closed.

..... Chair