



World's End Residents' Association

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Minutes of the WERA Annual General Meeting held on Tuesday, 18th October 2016 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: Maria Sharples (TMO), Angelique Noble (TMO), Yasmin Alam (TMO), Cllr. Gerard Hargreaves, Cllr. Maighread Simmonds.

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 AGM had been distributed 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 at the following AGM. This was agreed. The minutes of the previous AGM were then approved as correct.

3. Annual Report

MG ran through the Association's Annual Report and answered any 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, Aslam Ashraf, Monica Boholst, Maggie Byrne, Kai Choudhury, Patti Fordyce, Eryl Humphrey Jones, Nabila Khadr, Maryam Khalifa, Muaza Khir, Maryam Osman, John Rendall, Ferdusi Sohail and Cathrin Vowinckel were elected as ordinary members of the Committee.

Barry McQueen and Paul Miller were NOT elected as ordinary members of the Committee.

Those elected were congratulated.

The co-option of a non-resident, Jules Montero, was then proposed. A vote was taken on a show of hands. The resolution was passed. Jules Montero is a co-opted member of 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

An Open Discussion then followed during which residents raised issues of concern. The following issues were noted during the open discussion:

Parking / Disabled Parking – a disabled resident reported that they had been fined for parking in Blantyre Street. They had been allocated a disabled parking bay in the residents' car park but this was too far away from their home. They asked if they might be allocated a disabled parking bay in Blantyre Street instead.

Foul Odours – several residents reported foul, in some cases extremely foul, odours from their drains. These appeared to be particularly prevalent in Blantyre, Berenger and Greaves Towers. It was noted that following an unsuccessful attempt to clean the stacks in Blantyre Tower the TMO were planning to carry out further works to the stacks in a different fashion in the near future.

Dogs - It was noted that people, both residents and non-residents, continued to walk their dogs in the estate's communal areas and communal gardens with impunity, and that they often allowed their dogs to foul in those areas.

Youths - 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 concern at the presence of gangs of youths from other parts of London. It was noted that there had been changes to the Safer Neighbourhood teams that impacted on their 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 TMO as well as the Police on their non-emergency "101" number. In an emergency residents should always dial "999".

Lifts – Residents reported numerous lift outages in many of the blocks. There was some concern that lifts were being damaged by contractors, either those employed by the TMO or privately. There was also some concern that the lift contractor was not dealing with outages and repairs in a timely fashion. Residents were particularly upset by the contractor's habit of not dealing with lift outages at the weekend – they would attend, but simply shut down the lift, making no effort to repair it or bring it back into service. 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.

Heating – 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.

Block Entrance Doors – it was noted that several of the block entrance doors had spent the last couple of months in a broken state. For example, the main entrance door to Blantyre Tower was currently broken and did not lock.

Lighting – 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.

Contacts - The TMO was asked to provide 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.

Everyone was thanked for attending. The meeting then closed.

..... Chair