

WYVIL ESTATE RESIDENTS' ASSOCIATION
ANNUAL GENERAL MEETING
7.00PM 2 JULY 2014
WHEATSHEAF HALL

CHAIR'S REPORT

The current committee was elected in July 2013. It built upon the sterling work undertaken by Julie Hansen and Angie Pearson and listened to what residents told them in identifying priorities and trying to take action.

As everyone who has tried to work with Lambeth Living will know, it is not always easy to make progress quickly, especially with complicated, deep and complex problems. But we have worked at this carefully and with energy to produce results that have made real improvements to our Estate. For example:

At the July AGM you wanted to stop the planned cycle route across the middle of the Estate: [we did it.](#)

Major Works were to start in Winter, taking out windows, working on balconies, and doing things which professional experts told us were bad for our flats. [We have now arranged for work to be done in the warmer weather and at much lower cost and higher quality. This affects rents and leaseholder costs](#)

We have had a public meeting with Kate Hoey MP where you told us you wanted more done on access control to the Estate: [we are discussing access controls to the large blocks and to some of the access points to the Estate with Lambeth Living](#)

You also told us you were concerned about security and anti-social behaviour: [We have joined Neighbourhood Watch, had meetings with police and other authorities and there have been more frequent patrols and some arrests. There has been a real drop in the number of drug users, vagrants and other anti-social behaviour in our communal areas.](#)

Pram sheds: [Lambeth Living have now agreed to renovate them free of charge and have put round a circular to invite people to bid for them.](#)

Service Charge bills have come out but figures are very high and inexplicable: [We are working closely with Lambeth Living who agree some charges are unexplained and too high. This work continues.](#)

Sky Gardens wanted to make all of Wyvil Road one-way. [They nearly pushed through this scheme but we intervened. We have limited the one way working and have written agreement from Lambeth Council to restrict access to Wyvil Road to residents' access to reduce traffic congestion.](#)

But it has not all been work.

We have had a number of interesting public meetings, including one joint meeting with the Kennington, Oval and Vauxhall Forum where we also had presentations from the developers of Sainsbury's and Sky Gardens.

And we have had two very good social events, the most recent of which, as part of the national Big Lunch, attracted about 140 people from Wyvil and Mawbey Brough Estates. Even the weather was kind to us that day. I had several conversations with longer term residents who were so pleased to see the closer community spirit returning and to be able to meet and talk to new neighbours and fellow residents.

We ran a survey at the Big Lunch to seek your views on some ideas for the future. We have negotiated that Lambeth Living will give us £40,000 now for improvements and we will be getting a further £130,000 approximately over the next three years from the Sky Gardens contribution to its public realm impact. Ideas we discussed were cross Estate garden and grounds landscaping, improved design waste bins, access control for vehicles and pedestrians and safety and security measures.

We have also circulated newsletters and set up a website to help keep everyone aware of what we are doing and other local information. And now we have both a post box and a notice board on the front of our meeting room.

The current committee wants to continue with its work, using the continuity, contacts and connections that it has built up, for example commercial sponsors for its newsletters and relations with police, Lambeth Living and others. We believe that with one year, our first year, of experience behind us we are well placed to work towards the goals and objectives that you help us identify.

We do, however, want to extend the committee to the full fifteen allowed under the Constitution. The current committee has volunteered many hours to help improve this Estate for all of us and it really needs everyone to lend a hand. We need the committee to be full to share this work and represent the broadest range of views.

We want to get wider engagement by continuing our drive to get 'Block Champions' to coordinate views from within each Block (possibly two people from the larger blocks), and set up a residents 'Volunteer Club' so that those who cannot commit the time to be on the committee but who still want to help, can do so. This might include delivering newsletters, putting up posters and helping out with events or activities as time permits. Please register with a member of the committee if you can do this.

We also want to do more for the community, possibly looking at day time activity for residents who are at home and interest groups for the evening or weekends, including a gardening club, a coach outing, interest group meetings or other social activity.

It has been an action packed year, with still much to be done. For the year ahead, please consider joining us, working with us and supporting us. We want our Estate to be good for everyone. Thank you for your support.

Malcolm Russell