

Wyvil Estate Residents Association

	AGM Meeting Draft Minutes
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Wyvil Residents Association Draft Minutes of the AGM held on 26th July, 2017

Member	Block and Role	Present / apologies
Malcolm Russell	Basil House, Chair	Yes
Sharon Moore	Edgar House, Vice Chair	Yes
Richard Blackwood	Norman House, Secretary	Yes
Saeid Massroor	Gilbert House, Treasurer	Yes
Angie Pearson	David House, Committee Member	Yes
Daniel Kalarus	Peter House, Committee Member	Yes
Patricia Anne Hattley	James House, Committee member	Yes
Other Guests		
Kate Hoey	MP	Apologies
Jack Hopkins	Ward Councillor	Yes
Judith Grant	Lambeth Council	Yes
Linda Elliott	Lambeth Council	Yes
Michael Adeyinka	Lambeth Council	Yes
Manuel Santos	Lambeth Portuguese Wellbeing Partnership	Yes
	42 Wyvil Estate residents: registration form attached	

Item	Minutes
1.	<p>Chair - introductions to speakers and agenda. Message from Kate Hoey supporting WERA and residents, commending residents to join the successful committee. Text of message attached.</p>
2.	<p>Minutes from AGM last year</p> <p>The Chair read out the key points from last year's AGM and asked if this was a fair record of the AGM and asked for ratification. Matters arising: Fire Safety Reports still outstanding. Michael Adeyinka said he would try to obtain them.</p> <p>Proposed: Ann Hattley Seconded: Sharon Moore</p>

3.

Estate Landscaping and Playground development

The most recently developed plans, reflected earlier consultation including at the August BBQ, were on display prior to the meeting and during the social event that took place immediately after the AGM.

Judith Grant, Linda Elliott and Michael Adeyinka took the floor to report what had been done so far, where the money had come from, what the plans contained and next steps.

Linda said that the plans had been developed over two years by residents and more recently the Council's own architects had adopted the existing plan and reflected the consultations it had overseen during the past six months to supplement the earlier consultation. Funding of £150,000 was available from the developers levy ('Section 106 funding') on Sky Gardens.

There seemed to be broad agreement on the overall plan which tried to balance parking with green space and provide a level of security by introducing non-locking gates along the Wandsworth Road side of the Estate. Still to be confirmed was where a young children playground could be situated and where to place dog walking facilities. There would be additional signage to dissuade non-residents from walking their dogs on the Estate and to ensure that residents only used the designated areas to walk their dogs, and more bins would be provided to encourage owners to clean up after their dogs. It is an offence to walk dogs on areas reserved for children. Council officers would soon be able to use powers to issue fines for any form of ASB, including dog fouling.

The current proposal would keep parking at the ends of the central area but move the current parking between Peter and Martin House back to its original point and away from the central area.

All residents were invited to give comments on the plans immediately after the AGM and this would lead towards their finalisation so that work on the transformation could start in February or March next year.

In response to questions that hoped Mears would not be part of this project due to their abysmal performance record, Lambeth Council confirmed that the project would be tendered to its existing contractors. This would be Breyer and two others but not include Mears.

ASB was recognised as a serious issue. This included people sleeping in, and using the Estate as a lavatory and to take drugs. The recessed areas behind Quinton House were very regularly being used as a urinal, for example. The Chair said that Judith Grant had seen these problems during a recent tour of the Estate and that he had written to her and others about these problems. She noted the problems and consideration would be given to see what could be done beyond the gating that was already agreed.

Linda Elliot advised that the Estate Pride programme was being closed by Lambeth Council as part of the reorganisation but that our projects were confirmed and would now be implemented by the Major Works team. Michael Adeyinka is leading this team and would be our point of contact.

She also reported that a separate fund of money had been identified to upgrade the main playground and that other parts of the playground would be maintained and repaired to a higher standard as part of the usual maintenance budget. The first part of this work will be to maintain and repair a wall that is starting to crack.

It was acknowledged that the committee had been working closely with Lambeth Council on this project over the course of the year. The Vice Chair had led on the children's needs and the playground while the Chair had led on the discussions to coordinate the planning. The committee had discussed the plans several times and had taken every opportunity to consult residents.

Residents thanked the Lambeth Council team with a round of applause.

Matters Arising are covered in AOB

4. Treasurer and Chairs' Reports

The Treasurer spoke to his written report (attached) which had been circulated to all residents. He updated that the Accounts remained healthy with a current balance of £3197.88 against an opening balance of £2679 and in spite of funding three events during the year.

Saeid said that he had been successful in bidding for a number of grants from Lambeth Council during the course of the year which helped run events and activities and that the committee had started to build up a stock of equipment for future events. He encouraged all residents to come forward with ideas for projects that the committee could support and help bid for funding.

It was reported that the Lambeth Council independent expert had checked the accounts and found them all in order. Copies of the bank statements, certificate and other documents were available for inspection.

There were no comments or questions on the Treasurer's Report. Residents thanked Saeid for doing a good job during the year.

The Chair spoke to his report which had also been circulated to all residents. He ran through key events and activities, highlighting the work done by the committee on the landscaping project and the focus on children, on which the Vice Chair had been active.

He said that the committee was very diverse, representing the diversity of the Estate, and this had been a real strength in identifying priorities and approaching challenges. It was a good team that had enjoyed working together and which had made good progress during the year with its main priorities (landscaping and children) and its social activities including with nearby Estates and in conjunction with Lambeth Council.

He reported that the whole committee was offering themselves for re-election because they had enjoyed the year and also felt it was good for continuity in the major projects for them to do so. He emphasised that he hoped that more residents would join them because the committee welcomed both increased participation and more help in running activities.

Looking ahead he reported that he had been in touch with the Lambeth Portuguese Wellbeing Partnership who had invited WERA to participate in a St Martin's Day event on 10 November. This included Millwall Football Club on the Estate playground football pitch. He introduced Manuel Santos of the LPWP who explained a bit more about the planned event which would be held in Wyvil School and on our playground. All residents are invited.

A number of points of interest were raised during the report. Some were discussed during this part of the meeting but will be recorded for ease of reading in these Minutes in AOB (below).

Cllr Hopkins responded by saying that he fully endorsed the points made in the Chair's report. This committee is diverse and works very well together, making good progress on its agenda. He added that the committee was also working very well with Lambeth Council and Councillors to good effect.

Eva Gomez called for a vote of thanks for the whole committee and residents readily gave a round of applause.

5.

AOB

Car Parking

A number of residents had been ticketed because, although they have permits, they had to park outside the designated bays due to non-residents using the Estate to park their cars and vans - this includes commercial vehicles and is particularly problematic (although not exclusive to) weekends. Some also complained about the noisy car repairs that were regularly being done in the parking bays outside Martin House. The Chair said that the committee had already written to Lambeth Council about both and how discussed the problems with Judith Grant when she did a tour of the Estate recently. Some residents were annoyed and one wanted action to waive the parking ticket he had been given. The Chair reiterated that it was inequitable for those with parking permits to be given tickets because others who have no authority to park on the Estate have taken spaces that they should be able to use and invited those affected to contact the committee afterwards. Cllr Hopkins took note and said he would try to help, and Judith Grant also took note. The Chair said if re-elected he would write to both to follow-up.

Cycle Storage

Residents asked about cycle storage. It was noted that there have been at least two surveys of residents by the Council but response from residents has been low and negative, primarily negative due to costs. The predicted cost amounts to £50+ a year. Many residents saw this as an unreasonably and unaffordably high figure. A good point made by residents is that this is nearly twice the cost of a car permit. The Council indicated that car permit charges might rise removing this anomaly. Residents were clear that this would just make the situation worse because they found costs to stretch budgets hard already. Cycling should be promoted and therefore costs should be reduced, not other costs put up. Cllr Hopkins said he would investigate options and the Council team also agreed to look into what might be done. The Chair said that, if re-elected, he would follow-up or, if not, ask his successor to do so.

Pram Shed Charges

Residents were also concerned that pram shed charges went up from £1 per week to £3 per week recently. It is a massive hike and some people find it hard to meet the cost but need the space. Residents wanted to know why there had to be an increase and, if some increase were necessary, why so much. The Chair noted that pram sheds had been renovated and said it was something that perhaps could not be answered on the night, particularly as time was against much further discussion. He said that he would commend the next committee to try to find the answer and whether there was scope for any reduction.

Post-AGM note: Chair was re-elected and followed up by email on all three points above with Cllr Hopkins, Judith Grant and Linda Elliott the day after the AGM

ASB

Residents reported that someone from a nearby block of flats at the end of Wyvil Road was shooting an airgun from a window at people in the street and in the Estate. The police had been informed but it appears they are not acting decisively. Cllr Hopkins asked for those with information to pass it to him so he could follow-up. He made business cards available for those who wished to contact him. There were also continuing reports of people sleeping in the Meadow Garden, persistent use of the recesses around Quinton House and other parts of the Estate as a toilet and non-residents using the Estate to walk their dogs and not cleaning up after them. The Chair said he had reported all this to Lambeth Council and would keep working with them to try to address these problems. It is work in progress.

6.

Elections

Linda Elliott thanked the outgoing committee and conducted the election of the new committee.

Malcolm Russell (proposer Ray Heath, seconded Lucy Clamp) and Sharon Moore (proposed Eva Gomez and seconded Monica Parrott) both stood for the position of Chair. Linda called for a vote for each candidate which Judith Grant counted. As a result, Malcolm was elected Chair.

Sharon Moore (proposer Anne Hattley and seconded by Angie Pearson) was re-elected unopposed as Vice Chair.

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Richard Blackwood (proposer Sharon, seconded Daniel) was re-elected unopposed.

Saeid Massroor (proposer Angie Pearson, seconded Anne Hattley) was re-elected unanimously as Treasurer.

Anne Hattley, Angie Pearson and Daniel Kalarus were re-elected by acclamation. Additional nominations for the committee were received from Martin Brennan, Connie Dooknah and Sally Stroud. All were elected by acclamation.

Linda Elliott said that there were still spaces on the committee and that if other residents wanted to find out more and put themselves forward during the course of the evening they were free to do so. As a result, Monica Parrott subsequently asked to join the committee and was accepted as a candidate due to spaces being available. The new committee will confirm this at its first meeting.

Malcolm thanked Linda and Judith for running the elections and welcomed the new committee. He thanked all residents for coming to the AGM and for participating so actively.

He invited residents to look at the Estate plans at the side of the room where Linda, Judith and Michael could take comments and answer questions and to speak with Vice Chair, Sharon Moore, about the playground because she was leading on that project. He explained that while this was happening the rest of the committee would reconfigure the hall, music would start, food would be served and the 'spooky party' would start. He invited everyone to enjoy themselves, help themselves to the free food and drink and that raffles and prizes would be held later.

The Chair then drew the AGM to a close with final thanks to the Lambeth Council team for their help and residents for engaging so helpfully during the evening.

Message from Kate Hoey MP

HOEY, Kate

Tue
23
Oct:

I am so sorry I am not able to attend the AGM and spooky Halloween social tonight . But I would like to send a message of thanks to all the committee who have worked so hard over the past year to represent you all in making your estate an even better place to live . Your Committee has led the way in challenging some of the mistakes in the way service charges are worked out and acting to check the performance of contractors.

I do hope that more residents come forward to serve on the committee and make the TRA even stronger.

Hope everyone enjoys the spooky social !!!

Best wishes

Kate

Wyvil Estate Residents Association (WERA)

Annual General Meeting: 24 October 2018

Treasurer's Report

The WERA bank balance stood at £3250.34 from the last statement dated 31st August.

During the year we have received funding to hold a Xmas event for children and a BBQ for all residents, at which we also did a consultation round for the landscaping programme. Apart from the annual payment of £532 from Lambeth Council we have had no other forms of income.

Our expenditure has mainly been on food, drinks, and equipment to run the social events, although we have also provided small tributes to mark the sad passing of two of our residents who had lived on this Estate all their lives.

We have been fortunate to have made good contacts with our neighbours, in particular, Sainsbury's and Mount Anvil. Both donated presents and sweets for our Xmas event and Mount Anvil has also kindly agreed to do all our printing, and have provided prizes for the AGM social event. This has saved us a great deal of money and we are grateful for their help.

Plans for the coming period include health and wellbeing event (probably in conjunction with the Wyvil School and its partners) and a cycling event. We will bid for more funding for this, but our accounts are strong enough for us to now also buy equipment and material to make more permanent entertainment facilities available for use in social events, including these.

The accounts are currently being checked, as usual, by the Lambeth Council appointed independent auditor and details will be available at the AGM itself.

Saeid Massroor
Treasurer

Wyvil Estate Residents Association (WERA)

Annual General Meeting: 24 October 2018

Chair's Report

The main themes this year were to provide facilities for children on the Estate, the major Landscaping Project and following up on the safety and security issues identified at the AGM last year. We have made progress in all these areas.

We have also held a successful Xmas party for the Estate Children which the whole committee contributed to organise. In August, Saied coordinated and cooked an amazing BBQ at which Lambeth Council took further comments to develop our Estate Landscaping project. After the AGM we will be having another social event and another consultation on the landscape plan.

In addition, over the summer, we reached an agreement with the Lansdowne and Hemans Estate Resident Associations to participate in their summer coach trips, which we advertised to residents. The Hemans trip was particularly for children.

Subject to agreement of the next committee, we have also made plans to coordinate with the Portuguese Community Organisation and Wyvil School to host a healthy eating and wellbeing event on 10th November.

Throughout the year Sharon has been trying to get funding from the Prince's Trust and other organisations to help develop the playground but they have been difficult to tie down. We have also been working very closely with the Lambeth Council Estate Pride team to put into effect the landscaping of the Estate on which we have been consulting for two full years. During these discussions two points arose: the first is the need to protect what we are improving because so many non-residents are starting to abuse our facilities and the second, much more positive, is that some additional funding became available for the playground to be updated.

Sharon has worked with other parents and children on the Estate and with Linda Elliot of Estate Pride to use this new funding to its maximum in upgrading the playground. She has identified what is needed for the playground, including new equipment and upgrades, and that is now being implemented. We hope the upgrade will be completed soon. We are also working with the Wyvil School and a local civic community group to get some school holiday activities organised on a regular basis.

As far as security is concerned, we have made regular reports to Councillors and the Lambeth ASB team and some of the problems have receded but others have become worse, in particular non-residents abusing our Estate. We are discussing with the Estate Pride team having non-locking gates on some access points to dissuade casual entry by non-residents. This is part of the consultation so you can put forward views on these plans during the AGM.

We are a very diverse committee which reflects the diversity of our Estate. We have found that our diversity is our strength. We think this is reflected in everything we have done, including finalising the landscape project with everyone's views. This project should be started early next year. It is for everyone: there will be facilities for younger children, an adult outdoor gym, and a place to sit and enjoy some green space. We hope everyone will use this communal space to increase the integration of our community.

If we are re-elected we will continue to promote the interests of our children, improving the quality of our Estate, hold more social events, including on wellbeing and cycling, and develop relationships with the school and other organisations, possibly including Millwall Football Club for children's sport in our playground. Together we can make Wyvil even better.

Malcolm Russell
Chair

Adults

I give my consent for WERA to hold my contact details and to contact me about matters that they consider are relevant

Serial	Name	Address	email	phone	signature
1	PA HATTLLEY	41 SAMES HSE	pa.hattley@bt.com	01746 552454	PA Hattley
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3	SALLY STROUS	3 martin			S. Strous
4	JACK HOPKINS		jhopkins@lambeth.gov.uk	07726342323	Jack Hopkins
5	USAFLORIE	4 ROBERT HOUSE			
6	EVA GOMEZ	11 FRANK HSE	you got it		
7	JUDITH GRANT	LAMBETH COUNCIL	jgrant@lambeth.gov.uk	0795646165	Judith Grant
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9	JAMES LEE	4 ADRIAN HOUSE	jameslee@bt.com		James Lee
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23	M. MASSROOR	"	"		M. Massroor

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" "

I give my consent for WERA to hold my contact details and to contact me about matters that they consider are relevant

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27	LESLIE				Leslie
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29	NUSSE	13 EDGAR HOUSE			Nusse
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45	Maria NARCISO	-			Maria Narciso