

**WYVIL ESTATE RESIDENTS' ASSOCIATION**  
**ANNUAL GENERAL MEETING 2015**  
**18 JULY 2015**  
**CHAIR'S REPORT**

The focus this year has been on Major Works and Repairs. We have had scaffolding up for over a year and there is, in reality, little to show for it. In comparison, over the same period, the developers of Sky Gardens and Sainsbury's sites have virtually completed the structure of two huge new buildings. It has been a difficult task to hold Lambeth Living, as was, and their contractors to task in the face of such woeful performance, but we have tried to do so, and there have been some successes. Mears have now been served a Default Notice by Lambeth Council due to poor performance.

The electrical works part of the Major Projects was a success. The quality of installation is good and the out-turn figures that we have seen so far indicate that costs were about £20,000 per block of 16 flats less than originally forecast, even though we have had increased specifications. We will be monitoring billing to ensure that correct charges are levied. This means savings for tenants and leaseholders.

The pram sheds are being renovated at no cost to residents. This is another success. We are pressing that a planned new set of Major Works, to repair Estate Drains, should not be recharged to residents due to long-term neglect and poor repairs.

Working closely with another part of Lambeth Living we have done a comprehensive review of maintenance work and repair that was supposed to have been done over the past two years. We did this by looking at re-charging costs on Service Charges. It was discovered that much of this work was done poorly or not at all and costs were incorrectly charged. This has resulted in significant reductions in Service Charge costs, less pressure on rent increases and more controls being introduced on repair and maintenance work. If you ask for work to be done, follow it up, and don't sign it off as done till you are completely satisfied. If in doubt, contact the committee (details on our website).

We have worked closely with, and in support of, residents at Norman House to recover from the flood there. It has taken Lambeth a year to respond adequately and they still have much to do, but without our pressure even less would have been achieved. This saga revealed many problems to do with emergency response, stop cocks, drainage, quality of work. We are now in touch with Lambeth Council's Housing Commissioner and Head of Capital Works to address poor performance by contractors in this type of regard.

We held a substantial Xmas party at which about 30 children from the Estate were entertained by Father Xmas and those of slightly older years enjoyed the magic, the food and drink and the bingo. We didn't hold a Big Lunch this year for several reasons including lack of funds. Lambeth is cutting back on grants.

Our other big success is to win a grant of £40,000 and, with the expert help of Fernando, an eminent landscape architect, we have designed and some of you have helped plant and water our first landscape project: Meadow Garden. It is between

Quinton and Frank Houses. Volunteers for watering welcome and we invite you warmly to join the Gardening Club. See Fernando afterwards.

New ideas are also welcome for the Estate Plan, which is on display and will remain open for comments while we have our Social event after this meeting. We may get some money from nearby developers to pay for other landscaping projects. We will also bid for more Community Infrastructure Levy (from developers) to pay for improvements on the Estate.

You have seen the results of the survey we ran. We have been pressing Lambeth Council to address the problems associated with illegal parking and lack of control of access to the Estate (drugs, dumping, damage) all year and the police agree that access controls are needed for safety and security as well as for other reasons.

Our website continues to grow. Please look at it from time to time to pick up on current information. There is all sorts of information, from good plumbers and reflexology to Northern Line Extension and Age Concern.

We send out newsletters about once a month. Through kind sponsorship from Lock and Leave company we no longer have to pay for the printing of newsletters but we do still have to deliver them. We would welcome a volunteer from each House to be responsible for putting newsletters through letter boxes in their block.

We do want to try to get as much information out to you as possible by email, so please do register your details with us if you have not already done so. The register is by the door.

I think these are the main points that I want to mention. It has been another busy year and we have covered a lot of ground.

The main thing is that the Estate is coming together as a community again. We can all play our part in this by speaking with our neighbours and to new faces in our Estate. Making everyone welcome, putting forward positive ideas to help build the Estate even further into an even more vibrant and resilient community.

Your ideas, your views, your participation in how our Estate runs is crucially important and most welcome. I hope some of you will volunteer to be on the next committee. You will, I am sure, find it stimulating, interesting and rewarding.

Thank you Committee and residents for another year of working together so well.