

Minutes of the WAM AGM

Held Friday 13th September 2024

Meeting opened at 7.00pm.

The presentation slides (q.v.) contain the agenda and information provided with it. These notes are in addition to it.

24 people attended this year, with apologies from: Richard Lawson and Jeff Jones

Minutes of the previous meeting were accepted - proposed by Rik Pease and seconded by Derek Turner

The chair opened the meeting detailing the purpose of the AGM.

He confirmed that there were no matters arising from the 2023 AGM not included in this agenda.

The chair remarked that it seemed only slugs and snails had been happy with this year's weather eating almost anything that was being grown!

A number of outgoing tenants seem to be leaving vast amounts of rubbish behind leaving the working party to clear and dispose of. To lessen this in the future, overseers are now requesting current tenants not to accumulate items on their plot that are not being used. A photo was shown of the amount of scrap metal alone that an evicted tenant had left behind. Rubbish removal takes up valuable time of the working parties and costs WAM lost revenue when skips have to be ordered and plots not able to be re-let immediately. WAM's Terms and Conditions have been amended to reflect this point.

The chair outlined work which had taken place at all the sites during this year but focus was given to the tree work, plumbing installations and repairs, the installation of a soakaway at West Tarring in the shop car park area, replacing some of the sanitary ware in the new toilet block at West Tarring, repairing fencing where trespassers had gained entry, and making other vulnerable areas more secure at West Tarring, which was carried out by the working party. At Dominion Road several fence repairs needed to be carried out by a Contractor. New tools have been bought to carry out much of the hedge and tree work at West Tarring, and which is available for use at other sites.

Site improvements in the pipeline: addressing general site security and vandalism, widening the path to the toilet block and installing lighting. Part of a dead hedge boundary at Haynes Road and has been secured by a herras panel, will be replaced with a chain link fence by outside contractors later in September. Another multi-tool is being purchased for use at Chesswood. The installation of a toilet at Dominion Road is being considered but the continual damage to the boundary fence with Kitty's Field has put the proposal on hold.

The chair personally thanked all existing working party members for their immense contribution and mentioned the need for additional help from anyone interested.

WAM has not seen very much activity by Council's pest controller at the sites but are assured by the Council that this problem is being monitored. Tenants have been told not to use rat poison as it may affect other wildlife and not to put cooked food in compost bins.

Wasps and bees are not the responsibility of the Council. Should tenants have any concerns they can contact Simon Booth at Chesswood.

Japanese Knotweed is still being controlled by the Council.

Any anti-social behaviour should be reported to the site overseer who will pass the information to the Council.

Plot numbers, particularly on the larger sites, need to be displayed so the overseers can identify the plot easily. There could be a possible charge to any tenant not clearly displaying their plot number.

Site gates at West Tarring are still being left unlocked even though signage is clearly visible asking for the gate to be locked. This compromises security of the site for all tenants.

Late payers of the annual rent created more work and will incur an additional charge.

All posts to Facebook will now be vetted and the membership secretary is in the process of removing non-tenants.

The secretary's report advised of the changes made to the Terms and Conditions during the last year. No questions were raised. The revised document is on the website.

There have been no amendments to the constitution or the service level agreement.

Phillip Wright presented the treasurer's report (see slides). Surplus for year ended 31st August 2024 - £11,658.03. Phillip noted that due to inflation, increased water demands and uncertain future costs due to conditions of services to sites and site security this money can soon be spent. A proposal was made to increase rents to £11.00 per rod with a 30% reduction for tenants over 65 years on 1st October 2024. This was proposed by Jack Powis and seconded by Steve Jowett.

Phillip advised that he has placed additional funds in the interest bearing account which this year has attracted Corporation Tax at 19%. He has employed an accountant to file the return required by the Inland Revenue.

All elected members of the committee confirmed their willingness to stand for another year in their current positions; as no new nominations had been received prior to the meeting. This was proposed by Mark Gear and seconded by John Daly.

John Scrace resigned as area A membership secretary and water services co-ordinator and Lorraine Robinson and Phillip Wright have taken over these roles respectively.

Brian Allen resigned as overseer at West Tarring and Roy Nicholson has taken over.

Alison Simmonds resigned as overseer at Haynes Road and Clive Robertson has taken over.

Mike Spencer resigned as overseer at George Vth and Andrew Heater will be taking over in due course. Mike has agreed to support him during the transition.

Simon Brown is now WAM's digital manager.

Simon Brown was this year's winner of the Geddes cup.

Very few questions were raised on any aspects of the presentation.

The date for the next AGM is Friday 12th September 2025.