



THAMES VIEW MUSLIM ASSOCIATION

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Charity Reg No: 1124027

AGM 2024



IN THE NAME OF ALLAH, THE MOST BENEFICENT, THE MOST MERCIFUL

PROGRAMME SCHEDULE

11:00 – Registration

11:10 – Quran Tilawat

11:15 - Chairman's welcome speech

11:20 – Announce AGM programme schedule, apologies

11:25 - Chairman's Report

11:30 – Secretary's Report

11:40 – Treasurer's Report

11:45 – Land Purchase Report

11:50 – Observation/Motion/QA

12:10 – Dissolve the existing committee by Chairman

12:10 Second Part of AGM

- Election Commissioners to announce new committee
- Oath
- Land Purchase Committee Motion

12:30 – Chairman speech and declare full committee and oath

12:40 – Barrister Abdur Razzak Farewell, TVMA advisor

12:45 – Du'a and closing

Lunch will be served after Zuhr Salah

Chairman's Report

BISMILLAH Walhamdulillah Wassalatu wassalamu Ala Rasulillah,

Dear Respected Members

Assalamualaikum Warahmatullahi Wabarakatuh

On behalf of the Thames View Muslim Association, I extend my heartfelt gratitude to all of you for attending the AGM.

I would like to express my sincerest thanks to all of you for attending. On behalf of my outgoing committee, I offer my best regards and best wishes, as well as a special thanks to my dedicated team for their hard work and commitment.

In October 2023, with the support and opinions of our committee and the local community, we initiated the effort to purchase land for the mosque. Placing our trust in Almighty Allah (SWT) and through your combined efforts, we have so far secured commitments totalling £1,088,000.

To achieve this, we organized several fundraising events in various mosques, and through Allah's mercy, we were able to raise over £700,000. Additionally, our reserve amounted to £400,000, bringing the total cash in our bank to £1,100,000.

I have worked diligently with my committee to ensure that your contributions are managed carefully and securely. Insha'Allah, I have done my utmost to safeguard your deposits, and I pray that Allah accepts our efforts.

I believe that those who will join the next committee will be dedicated and hardworking, and I place my trust in Allah to guide them in fulfilling their responsibilities.

Finally, I would like to say, on behalf of myself and my committee, if we have made any mistakes during our term, I sincerely ask for your forgiveness for the sake of Allah.

To the incoming committee, I extend my heartfelt prayers and best wishes for their success in serving this noble cause.

In conclusion, I once again express my gratitude to everyone.

Secretary's Report

BISMILLAH Walhamdulillah Wassalatu wassalamu Ala Rasulillah,

Dear Respected Members,

Assalamualaikum Warahmatullahi Wabarakatuh

First and foremost, I would like to extend my heartfelt gratitude to all of you for placing your trust in us to manage and lead TVMA over the years. Your unwavering support and confidence empower this committee to continue working tirelessly to grow and improve our services for the benefit of the community.

Alhamdulillah, I am pleased to share that we are not far from securing a freehold land for our new Masjid. This is a significant milestone for TVMA, and our Purchase Team will provide a detailed report on the progress of this critical project shortly.

Expanding Our Learning Centre

I am delighted to share some wonderful developments about our Learning Centre. Alhamdulillah, over the past few years—and particularly in the last two years—we have expanded the centre to meet the growing demand for Islamic education in our locality.

- We now have two campuses:
 1. Learning Centre @ Farr Avenue
 2. Sue Bramley Library
- We have signed an annual contract with the council to utilize the Sue Bramley Library as part of our operations.

Currently, we are operating 16 classes, including:

- A Hifz programme for boys.
- An Alimiyyah foundation programme for older girls.

We are proud to report that we now serve 225 students, with a dedicated team of:

- 11 teachers,
- 7 teacher assistants, and
- Local administrators.

Through this initiative, we have not only provided quality Islamic education but also created valuable job opportunities and training for local youth. By empowering them with teaching and leadership skills, we aim to shape the future of TVMA and Islamic education in our community.



Youth Engagement

We are also actively engaging with our youth through initiatives such as the weekly Youth Club, held every Friday. This space provides a platform for young boys and girls to bond, learn, and grow in a positive Islamic environment.

Sue Bramley Centre – Asset Transfer Bid

Recently, Barking Council announced its intention to lease out the management of the Sue Bramley Centre. We have submitted our bid for this Asset Transfer Programme. If successful, this will allow us to take full ownership of the centre's operations, expand our classes, and strengthen our role in serving the local community further.

Looking Ahead

In conclusion, I would like to reiterate my gratitude for entrusting me with this significant responsibility. I promise to continue serving our community with sincerity and dedication. Together, with Allah's help, we will achieve great milestones—including starting prayers in our new Masjid on freehold land, InshaAllah.

Let us remember the power of unity as emphasized in the following Hadith:

“The believers in their mutual kindness, compassion, and sympathy are just like one body. When one of the limbs suffers, the whole body responds to it with wakefulness and fever.” (Sahih Bukhari, Muslim)

Thank you once again for your trust and support. May Allah (SWT) accept all our efforts and bless this community abundantly.



Treasurer's Report

Income

General Donation:	Thames hall	£50,576.00
	Ripple hall	£30,214.00
	Monthly regular contribution	£2880.00
Calander Sponsor		£1000.00
Bangladesh flood appeal		£3249.00
Ramadan Collection		£11672.00
Total		£87919.00



Expenditure on Charitable activity

Rent	15B and 17 Farr Ave annually	£13500.00
Electricity Bill	15B and 17 Farr Ave	£3641.84
Ripple Hall Hire		£2600.0
Friday Security		£4315.00
Thams Hall Hire		£3744.00
Imam		£9665.68
Insurance	Building and Public liability	£1061.79
Accounting Fee		£720.00
Iftar party food		£2800.00
Eid party		£782.75
Sound system Hire for Eid Greatfield Park		£150.00
Water Bill		£398.74
Data protection Fee		£40.00
Barking And Dagenham ground hire		£550.00
Sound system upgrade and maintenance		£2445.00
Donation to Bangladesh flood relief		£3249.00
Ramadan Thames hall hire		£2180.00
Calander printing fee		£1100.00
Total		£52943.80

THAMES VIEW MUSLIM ASSOCIATION AGM 2024



Balance on Account 14th Dec 2024	Current Account	£5,240.45
	New mosque saving	£713,713.30
	Saving	£403,459.03
	Learning Centre	£16,896.86
Total balance		£1139309.50

Land Purchase Team Report

BISMILLAH Walhamdulillah Wassalatu wassalamu Ala Rasulillah,

Dear Respected Members

Assalamualaikum Warahmatullahi Wabarakatuh

This report simplifies the history and current status of the Old NHS Plot to provide a clear understanding for all members. Below is an explanation of the events along with visuals to make the situation easier to follow.

Purchase Team was negotiated with seller and pass a resolution to exchange in March 2024 but , we find out about a dispute claimed by NHS on a land disposal overage issue, then we postponed the exchange and asked the seller to solve the dispute issue with NHS then only TVMA will do the exchange.

Background of the Land

Step 1: NHS Sells the Land to IKON

- Price: £1.85 million
- Overage Condition:
 - *Expires April 2028.*
 - If IKON sold the land, NHS would receive 30% of the profit.
 - If IKON developed the site and sold flats for over £800/sq. ft., NHS would receive 30% of the excess value.

Step 2: Tanvir Buys IKON

- Tanvir Purchases IKON:
 - Price: £3.2 million (SPV company and land was registered under IKON name).
 - Since the land remained under IKON's name, the *overage condition* was not triggered.

Step 3: Tanvir Transfers the Land to TSB

- Transfer Details:
 - Tanvir transferred the land from IKON to another company he owns (TSB).
 - Price: £3 million (*no money exchanged*). But still it considered as land disposal, which tigger the overage.
 - The Land Registry removed the *overage clause* after Tanvir's solicitor, Manak, claimed NHS was no longer involved.
-

Discovery of the Overage Issue

TVMA Raises Concerns

- TVMA noticed irregularities during the purchase process.
- TVMA contacted the NHS and they confirmed this.
- TSB (Tanvir) assured us they would resolve the matter.
- TVMA appointed Russell-Cooke a *City Law Firm*, for review all documents and give 2nd opinion which confirmed NHS could still pursue the overage claim, which we updated the members on last AGM

NHS Investigation

- NHS investigated and accused the Land Registry of wrongly removing the overage clause.
- Disputed Amount: NHS billed the Land Registry for £407,000.
- All parties (NHS, Land Registry, and Tanvir's legal team) agreed to reinstate the overage clause on the land title. Now those 3 parties dealing with that dispute overage issue.

Planning Permission Concerns

Expiry of Planning Permission (August 2024)

- TVMA wanted to exchange in March 2024 and begin construction to maintain planning permission live. Which Estimated costs: £40,000–£50,000.
- Delays occurred due to the NHS dispute.

Seller's Interim Work

- To prevent the planning permission from expiring, Tanvir:
 - Spent £30,000 to submit discharges to the council and building control notice.
 - Remaining work includes:
 - Clearing the site.
 - Building a small wall near the school gate (*agreed TVMA will cover these costs*).

Current Proposal for Conditional Exchange

After few months of interval, we start negotiation again with the seller for a conditional exchange, and both parties agreed to the following points:

Main Points:

- Land Price: Price remains the same as previously agreed.
2. Payment Plan: (will remain same)
 - TVMA will pay in instalments over the same 24 months period.
3. Planning Costs:
 - TVMA will reimburse Tanvir £35,000 for planning-related costs.

4. NHS Disputed Amount: (Main point)
 - £407,000 will be held by TVMA's solicitor until the dispute is resolved.
 - If NHS claims the amount, it will be paid to them.
 - If NHS does not claim it, the funds will be returned to Tanvir.
5. Last few weeks purchase team is working closely with the seller to finalise the deal, we prepared few Head of terms mainly to finalise the instalment amount, hopefully we will put the final HOT in this AGM to pass a resolution.

We are attaching the updated account report in the next pages.

Thank you for your attention and continued support. We look forward to your guidance as we work together toward securing this vital asset for the community.

Jazakum Allahu Khairan,
Sabbir Zamee
Head of Purchase Team

THAMES VIEW MUSLIM ASSOCIATION

BANK ACCOUNT SUMMARY - AS AT 13.12.2024	
Current Account	£5,240
OLD Saving Account Balance (without interest)	£400,000
New Saving Account Balance (without interest)	£706,646
CASH AT BANK (Without Interest)	£1,111,886
Interest (New Account)	£7,067
Interest (Old Saving Account)	£459
Total Interest	£7,526
CASH AT BANK (With Interest)	£1,119,412

SPONSORS' COMMITMENT- AS AT 13.12.2024		
Description	Amount	% Paid/unpaid from Commitments
No. of Square meters booked.	544	
Total amounts @ £2,000/SQM	£1,088,000	
Received From sponsors	£472,392	43%
Outstanding commitments	£615,608	57%

New account's transaction activity - AS AT 13.12.2024	
Received as per Sponsor's Record	£472,392
Card & Cash Collections (including Jummah / Events / TV Appeal etc.)	£219,150
Other Receipts (including via stripe/muslim giving/ and unidentified receipts)	£46,607
Transfer to current account for expenses (including Legal costs of £10k deposit for undertaking for seller's solicitor and £10K for this own solicitors)	-£31,504
Balance as at 22.11.2024	£706,646

New Committee 2024 - 2026

Elected Member

Chairman: Mizanur Rahman

Secretary: Sabbir Zamee

Treasury: Abdul Ahad

Organizer: Saifur Rahman

On 8th December, the newly elected trustees decided to include the following individuals as trustees and invited prominent members of the committee to serve as advisors.

- Amirul Islam Chowdhury
- Chad Miah
- Helal uddin
- Minhaz Rahman
- Masud Rana
- Hafizur Rahman
- Sydur Rahman
- Irfan Iliyas

Also following prominent members of TVMA are invited as advisors

- Ali Subhan
- Abdus Sat-tar
- Juel Tarafdar
- Masuk Miah

Land Purchase Committee Motion

Formal Motion for Submission at the TVMA AGM

Date: Sunday, 15th December 2024

Presented By: Sabbir Zamee

Motion Title: Establishment of the Purchase Team for the Thames View New Masjid Project

Context:

The Thames View Muslim Association (TVMA) intends to purchase a freehold property for the new masjid project, valued at approximately £3.65 million. This motion formalizes the structure, duties, and authority of the previously established Purchase Team to ensure transparency, accountability, and legal compliance in managing the acquisition process.

Resolution:

The members of TVMA resolve to establish the Purchase Team for the Thames View New Masjid Project with the following composition, duties, and authorities:

1. Composition

The Purchase Team will consist of three members:

One Head of the Team

Two additional members

2. Jurisdiction and Duties

The Purchase Team is authorized to manage and execute the following responsibilities on behalf of TVMA:

2.1. Property Acquisition

Coordinate with all relevant parties, including the seller, NHS team, solicitors, local authorities, and council planning committees.

2.2. Financial Oversight

Prepare budgets, secure funding, and manage financial transactions.

Operate a separate Lloyds Bank account, jointly managed with the Treasurer, for all project-related transactions.



Present quarterly financial reports to the founders' members group.

2.3. Legal and Compliance

Ensure all legal requirements are met, including contracts, planning permissions, and compliance with local regulations, with assistance from solicitors.

2.4. Negotiation and Coordination

Negotiate terms and prices with property sellers or agents.

Collaborate with architects, engineers, and contractors for property assessments and renovations.

2.5. Fundraising and Community Engagement

Oversee fundraising efforts by delegating tasks to small teams of mosque trustees and community members.

Maintain regular communication with mosque trustees and founder members.

2.6. Documentation

Ensure all contracts, deeds, and legal paperwork are accurately handled and documented by solicitors.

3. Authority Granted

The Purchase Team is authorized to:

Act on behalf of TVMA in property-related negotiations and agreements.

Sign and execute legal documents related to the acquisition.

Manage financial, legal, and operational aspects of the project within the approved scope.

Implementation:

Upon approval of this resolution, TVMA trustees will appoint the members of the Purchase Team and provide necessary resources to facilitate their responsibilities.

Proposed by:

Name: Sabbir Zamee

Role: Member of the Thames View Muslim Association

End of Motion



2nd Motion Submitted to the TVMA AGM on 15th December

Submitted by: Purchase Team

Purpose: To improve the accuracy and transparency of public funds received for the New Masjid Project.

Motion:

The following financial management procedures are proposed to ensure the transparent and accountable handling of funds related to the New Masjid Project:

1. New Savings Account

1.1 All cash and cheque collections, including funds from Jummah halls, Masjid donation boxes, and other sources, must be deposited into the new savings account dedicated to the New Masjid Project.

1.2 All card payments received via the SumUp machine (online) must also be deposited into the new savings account.

1.3 The Treasurer will be authorized to transfer up to £5,000 from the new savings account to the TVMA main current account whenever the current account balance falls below £2,000 to ensure day-to-day operations.

1.4 Any transfer exceeding £5,000 will require prior approval from the Board of Trustees or the Purchase Committee, as appropriate.

1.5 The Treasurer will notify the Purchase Team of all transfers from the new savings account to the current account.

2. Current Account

2.1 All payments made from the current account must be supported by appropriate documentation, such as invoices, memos, or other forms of written instructions, approved by the Treasurer, Trustees, or the Purchase Team, as applicable.

2.2 Payments must be made exclusively via bank transfer to ensure a clear audit trail.

2.3 A record of all payments must be maintained in an organized file for accounting and auditing purposes.

Rationale:

The Purchase Team is entrusted with the responsibility of managing accounts for the New Masjid Project. These measures aim to ensure that every penny of public funds is accounted

for with complete transparency, improving trust and operational efficiency in managing this vital project.

Resolution:

The TVMA AGM is requested to approve this motion and adopt these measures immediately.

Third Motion- Sabbir Zamme Presented Sale Particular information to AGM

SALE PARTICULARS

<p>FORMER THAMES VIEW CLINIC SITE BASTABLE AVENUE Address</p>	<p>Former Thames View Clinic Site, Bastable Avenue</p>
<p>Price</p>	<p>Purchase of LAND or SPV as a transfer of land on Land Registry - £3.615 million pounds including keep the planning live costs of £35k. The Seller will only agree this if the Buyer pays the overage due on the transfer of land to the Buyer. This was always agreed as a share transfer to avoid paying Overage, however if your client wants to restructure this as a land purchaser then this reduces what my client will net on completion and this has to be reflected in the purchase price. We believe this is circa 200k.</p>
<p>Exchange Terms</p>	<p>20% Deposit on Exchange plus £35k towards planning costs to be released upon exchange to the seller. Seller will also release £10k cost undertaking to Buyer solicitor under aborted previous sale otherwise this will be deducted from exchange proceeds.</p> <p>Head of Terms and clauses of conditional exchange must be confirmed by buyers solicitor before no later than 16 December midday to add that to AGM of TVMA which on 15th of December and exchange by end of JAN`2025 completion shall only be conditional upon confirmation from the local authority that the planning permission is still extant.</p>
<p>Completion Terms</p>	<p>24 Months from exchange Balance to be paid as follows these will be released to the seller as and when received</p> <ul style="list-style-type: none"> • 10% @ 6 months • 20% @ 12 months • 30% @ 18 months • 20% at 24 months • (if NHS overage dispute costs not settled by this stage by Seller, then that dispute amount to be held by seller's solicitor as a retention from the sale proceeds to settle the dispute to a maximum of £407,750) <p>Following restrictions on title will be added to the Title Register and Deed with Land Registry only if the Buyer proceeds as a land purchase:</p> <ol style="list-style-type: none"> 1. Seller will be unable to transfer title or any other benefits of the land without the consent of buyer until the earlier of (a) 24 months from exchange or (b) completion 2. Seller will be unable to register any charges or restrictions on title without consent of buyer until 24 months of exchange



	<p>3. Seller will not pledge any part of land or its title to any third parties without consent from the buyer until 24 months from exchange</p> <p>4. Seller will not be able to apply for new planning permission or amend existing planning permission without consent of buyer until 24 months from exchange</p>
Seller Details	TSB CAPITAL LTD (SPV Company)
Buyer Details	Thames view Muslim Association Mr. Sabbir Zamee (Head of Purchase Team)
Buyer Solicitors	Mr. Moshiur Mian, Addison & Khan Solicitors, 325-331 High Road, Ilford, IG1 1NR E: moshiur.mian@addisonkhansolicitors.co.uk

As Sabbir Zamee is serving as the head of the purchase team, he has declared his conflict of interest, affirming that he does not personally benefit from the purchase of this land.

Zabbir Zamee's Statement

Declaration of Benefit of Interest

I, Sabbir Zamee, hereby declare the following in the spirit of full transparency:

1. Business Operations:

- **My business, Z Coach & Tours Ltd, operates from Thames View.**
- **Since 2017, Z Coach has had a commercial contract with a Junior School, utilizing its playground for parking our coaches.**

2. Relationship with IKON and Use of NHS Land:

- **Upon IKON's acquisition of the NHS land, I met their Director, Mr. Jawad.**
- **Beginning in March 2021, IKON permitted Z Coach to:**
 - **Park additional coaches and staff vehicles on the NHS land.**
 - **This arrangement is without any financial transaction and purely in the best interest of site upkeep.**

3. Purpose of Parking on NHS Land:

- **Z Coach's presence helps maintain the site, including:**
 - **Protecting the land from fly-tipping and unauthorized activities.**
 - **Acting as a caretaker until proper construction commences.**
- **Z Coach has conducted minor fence repairs on-site as needed.**

4. No Conflict of Interest:

- **Z Coach's parking consent was obtained years prior to any deal concerning this land.**
- **I solemnly declare that I do not derive any personal or financial benefit from the current purchase of the NHS land.**



This declaration is made to ensure transparency and to affirm that all actions taken are in the best interest of the community and the site. I am attaching IKON`s letter of consent herewith.

Signed:

Sabbir Zamee

Date: 15th December 2024

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