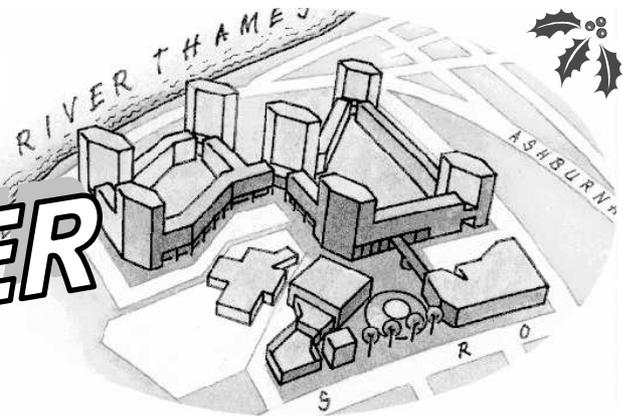




WERA NEWSLETTER

December 2002



World's End Residents' Association (WERA)

These last couple of months have been a particularly busy time for the WERA committee.

The committee has worked with the TMO to fill the post of Estate Manager on World's End, a post that had remained vacant for far too long. We welcome Alasdair Manson, our new Estate Manager, to our community and wish him all the best in helping make our Estate a safer and better place to live.

The committee has continued to consult with the Council as to the nature and timing of the proposed capital works, which we hope will change our Estate for the better.

The committee has also been working in tandem with its Leaseholder Sub-group to reduce the burden of service charges on leaseholders. This culminated in the open meeting held in November where officers of the Council and TMO were present and these matters were discussed.

Finally, the committee has been working hard to guarantee that WERA itself will continue to function as well in future as it has done these past few months. All committee members have been made fully aware of their responsibilities and duties under the association's constitution, and Rules of Conduct for the committee have been drawn up and approved. We want WERA to function properly and be fully accountable to the membership and hope these changes will ensure that is the case both now and in the future.



Leaseholder Sub-group

The Leaseholder Sub-group has been working hard to identify how leaseholders on the Estate can best deal with high service charges which are a result of the capital works planned by the Council.

The group has sought legal advice from LEASE, the leasehold advisory service, to try and determine the exact legal position in which leaseholders now find themselves, and identify any possible legal recourse with regard to the proposed service charges. This work is still ongoing.

Following the recent failure of the Common Parts Grant application, and with the help of LEASE, the group has been trying to identify other ways by which those leaseholders least able to pay may best be helped. With the aid of WERA, the group is currently progressing this matter further with the Council and TMO.

World's End Management Organisation (WEMO)

WERA is working hard to achieve Local Management - management by and for residents - for the World's End Estate.

As part of this process a new organisation has been created to manage the Estate on our behalf, the "World's End Management Organisation", "WEMO" for short. Following the open meeting in July at which residents approved the constitution and rules of WEMO, the organisation has been registered as a friendly society with the Registrar of Friendly Societies. WEMO is a non-profit organisation owned by its members. All residents of the World's End Estate are welcome to become members by the purchase of a single share. Shares will become available shortly.

The committee is currently negotiating the final version of the management agreement with the Council. The management agreement details those tasks that WEMO will manage on World's End on behalf of the Council and instead of the TMO. Once the management agreement has been agreed residents will be balloted as to whether or not they want WEMO to manage the Estate. If the ballot is successful, WEMO hopes to begin managing the Estate by the summer.

WEMO intends to hold its first AGM during the first three months of next year. Residents will be notified at least 14 days in advance and will have ample opportunity to purchase a share before the AGM so that they may vote. The main order of business will be the election of the organisation's committee and officers.



Message from Councillor Steven Redman

Do your neighbours behave anti-socially? Are you concerned about a local planning issue? Do you have an elderly relative who needs help around the home? Does someone keep dumping rubbish outside your house? Do you want to know what can be done about crack houses? Are you suffering from racial harassment? Would you like to become more involved in the local community?

Your three Ward Councillors, Jenny Kingsley, Steven Redman and Maighread Simmonds are here to help you. You can come to see us face to face every third Monday of the month between 7.30pm and 8.30pm, at the WERA Clubroom, 16 Blantyre Street. If you have an urgent problem, don't wait for surgery, just call the Town Hall on (020) 7937 5464 and they will give you our details.

We will always try to help you resolve any problem you have.

World's End Estate Manager Appointment Mr. Alasdair Manson

I would like to introduce myself as the new World's End Estate Manager. I joined the TMO on the 4th November 2002 and will be based in the Estate Office, next to the computer-training centre. I can be contacted in the Estate Office on (020) 7351 3287.

My priorities on the Estate are to ensure that residents receive a high standard of Estate services, such as cleaning and repairs to the communal areas. I will also be identifying schemes for the regeneration and enhancement of the Estate. Security is obviously a major concern to all residents, and I will be liaising with residents over proposed plans for the much-needed improved security of the Estate.

My aim is to be on the Estate or in the Estate Office during the week at the following times (the remaining time will be spent at TMO House).

Monday: 1.30 pm – 5.00 pm
Tuesday: 9.30 am – 5.00 pm
Wednesday: 9.30 am – 5.00 pm
Thursday: 9.30 am – 2.00 pm
Friday: 9.30 am – 2.00 pm

*Best wishes of the festive season
to all the residents
from the caretaking team and myself.*



World's End Residents' Association Notice of Annual General Meeting

The next WERA AGM will take place soon and, as directed by the constitution, the current committee and officers will be stepping down and seeking re-election. This is part of the democratic process that lies at the heart of all residents' associations. If we are to be successful in representing the interests and wishes of those living on World's End then we must be sure of your support. We hope that the AGM will be well attended and that the membership will feel able to give us a strong vote of confidence so that we may continue to work on your behalf. Alasdair Manson, the new Estate Manager, will also be in attendance.

The AGM has been scheduled to take place on Tuesday, 28 January 2003 at 7.30 pm in the WERA Clubroom, 16 Blantyre Street.

Admission will be by WERA membership card. If you have not yet joined you can do so on the door. If you have lost your card it can be replaced. If you are already a member but have not yet paid your annual subscription, you can do so on the door. The membership fee is still £1 per year per household (50p for senior citizens).

Formal notices of the meeting will be posted around the Estate. Notices with nomination forms for committee members and officers (Chair, Secretary and Treasurer) will be posted through your letterbox soon.

Local Beat Police

Sergeant Kevin Foley is the Sector Deputy for the Chelsea area and Police Constable Nick Hamer is the Beat Manager for Cremorne Ward and the World's End Estate.

PC Nick Hamer will be holding his surgeries in the police room at 37A Whistler Walk every Thursday between 1pm and 3pm. It is an open door policy and everyone is welcome. Nick will be running a mobile phone security marking scheme from the office during the opening hours, so if anyone would like their phone marked bring them along.

The local Police are working closely with the TMO, Community Education, Worlds End Youth Club, and most importantly, residents, to make improvements on the Estate. The police can only do this with the help of the community. The police welcome residents coming forward to report community problems such as anti-social behaviour and low level crime such as broken windows, graffiti, etc. If residents take pride in the Estate, which the majority do, and get the support from the police and organisations such as the TMO, we can make some great changes to the Estate.

The police would like to thank the residents for their support over the past year that saw the closure of several addresses used for drugs on the Estate - this was only possible through the partnership of residents, the police and the TMO.



For Your Information...

The following information may be useful to you over the holiday period...

Parsons Green Walk-in Medical Centre (NHS) (020) 8846 6758
Open 8am to 6pm, Christmas Day, Boxing Day and New Year's Day.

Chelsea & Westminster Hospital A&E (020) 8746 8080
Open 24 hours a day throughout holiday period.

Charing Cross Hospital A&E (020) 8846 1234
Open 24 hours a day throughout holiday period.

Bruntons Chemist Earls Court Road (020) 7373 5078
Closed Christmas Day, open 10am to 4pm Boxing Day and New Year's Day.

World's End Pharmacy
Closed 4pm Christmas Eve until 9am 27 December.
A notice on the door will provide further information.

Somerfield Supermarket
Closed Christmas Day and Boxing Day.

Launderette
Closed Christmas Day, Boxing Day and New Year's Day.



**MERRY CHRISTMAS
WORLD'S END ! ! !**