



# World's End Residents' Association

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## Minutes of a WERA Committee Meeting held on Tuesday, 8<sup>th</sup> of June 2004 at 7pm in the WERA Clubroom, 16 Blantyre Street

<b>Present:</b>	Jules Montero (Secretary) Joy Laven Brendan Kelly Marye Kenton	Margaret Grayling (Treasurer) Kaz Gasior Monica Boholst
<b>Apologies:</b>	Eryl Humphrey Jones John Rendall	Caroline Fairchild

MG chaired the meeting.

### 1. Apologies

The above apologies were accepted.

### 2. Minutes of Previous Meeting / Matters Arising

#### 2.1 *Special meeting of the 28<sup>th</sup> of April 2004*

The minutes of the meeting were accepted as correct. There were no action points.

#### 2.2 *Open meeting of the 4<sup>th</sup> of May 2004*

The minutes of the meeting were accepted as correct. There were no action points.

With regard to Police activities, MK mentioned that the Police had been door-knocking on the estate in an attempt to familiarise themselves with the residents and assess the problems on the estate. HM confirmed that the PCSOs had called at the Over 50s clubroom.

#### 2.3 *Committee meeting of the 18<sup>th</sup> of May 2004*

The minutes of the meeting were accepted as correct.

Action 3.1 – A letter to leaseholders from WERA was tabled for discussion. The letter had been forwarded to Floyd White, the project manager on the security works. FW had asked for several minor changes to be made to the letter (which JM would make before returning the letter) and had also suggested that it be discussed further at a security project meeting to be held in late June.

Action 3.3 – The meeting was told that the window replacement works were now virtually complete but that the Durkans' compound had not yet been removed. It was noted that the TMO would be carrying out the work to restore the garden area in which the compound had been located. It was also noted that the Durkans' compound had recently suffered the theft of a generator, valued at £4000. The theft had been witnessed and the Police were now dealing with the matter.

Action 3.4 – JM confirmed that he had passed on the committee's concerns with the new walkways to Valerie Sharples and Shreeves. HM told the meeting that a new Clerk of Works had

**Actions**

JM

been appointed, Gary Killick, who taken over from Mike Walsh. HM said that GK had been made aware of residents' concerns with regards the quality of the work, as well as of other issues of concern including health and safety on the walkways being worked on and the contractor's general lack of communication with residents. It was suggested that a meeting with GK be arranged to discuss these issues further.

JM

Action 8.1 – JM said he had spoken to Shreeves about the scheduling of site meetings and requested that WERA be kept informed of where and when they were taking place. He would be discussing the matter with Neil Hambly further at the next windows site meeting (see item 3.2 below). MG raised concerns that the WERA representatives at the lift replacement works site meetings were not being allowed to attend the entirety of the meeting. They were being asked to leave following their contribution.

JM

Action 8.3 – JM said he had contacted the TMO with regards to the noise nuisance in the garden areas. He had tried to contact Catherine Rock but she was on leave. He had eventually emailed Audley Philips and discussed the matter with Ian Twyford who had confirmed that complaints from residents had been received and that the TMO would be taking the appropriate action. HM emphasised that the level of noise nuisance was unbearable. HM explained that Cllr. Redman was trying to organise a meeting with all relevant parties (TMO, Environmental Services, Police, CASBAT) to try and address the issue. JM said that Cllr. Redman had asked that a representative of WERA attend. It was decided that once the date of the meeting was known that a representative would be nominated. As it was not known when Cllr. Redman's meeting would take place, and given the urgency of the issue, it was proposed that the committee arrange a meeting with the appropriate TMO staff (Ian Twyford, Audley Philips, Lisa Neharty) as soon as possible.

JM

Action 8.4 – JM and HM told the meeting that PC Haruna had decided to use St. John's Church and would therefore not need to use the clubroom.

*At this point a general discussion took place as to the long-term nature of many of the problems being discussed. In particular there was a general feeling that the bulk of the problems were not being addressed properly by the Council or TMO and were as a result being allowed to recur on a regular basis.*

*In addition several committee members pointed out that both they and the wider resident population found it extremely disheartening to have to report the same problems time and time again and for the Council/TMO to continue to fail to address them.*

*It was suggested that the TMO be given an opportunity to address these problems but that if they failed to do so and the problems continued to recur that the committee consider contacting the press.*

### 3. Meetings Attended

#### 3.1 ARB

JM told the meeting that he and John Rendall had attended the ARB meeting held on the 3<sup>rd</sup> of June. JM went through the list of works carried forward from previous financial years:

- Bins and benches for the play areas in the indoor gardens. It was confirmed that six of each were required (three of each for each garden).
- New locks for the traffic barriers in the piazza and World's End Passage. JM confirmed that this was being dealt with by Gary Riley, the estate manager. JM explained that the new locks would only allow the key to be removed from the lock when locked, which would hopefully encourage users to lock the gates properly after use. In addition he explained that the TMO intended to charge any commercial leaseholder wishing to have a key a £100 deposit. This would hopefully help reduce the number of commercial leaseholders wishing to hold keys and encourage those with keys to look after them properly.
- Resurfacing of the pavement along Blantyre Street. JM explained that TMO technical services had produced a quote for the work but that it appeared to be too low (£4,000). Alasdair Manson and Gary Riley would investigate whether they had properly understood

the scope of the work and thus whether the quote was realistic and/or accurate.

JM then explained that the budget for the forthcoming year was expected to be somewhere in the region of £25,000 but that the exact figure was not yet known. He went on to explain that Alasdair Manson and Gary Riley had made some suggestions as to how the funds could be spent on improving the estate. The works proposed by AM and GR were:

- £5,000 to “top up” the grant that had been received from KCEL to refurbish the “hanging gardens” along World’s End Place / Dartrey Walk. AM had emphasised the need for the work to be carried out to a high standard, which would help ensure that KCEL would be willing to make further funding available in future. He had therefore requested that the committee consider making further funding available (in the form of ARB funds) to ensure that the work was carried out to a high standard.
- £10,000 to “top up” a bid for regeneration funding currently being progressed by AM to fund the “re-modelling” of the interior garden areas (refurbishment of play areas, new play equipment, lowering of high-level brick walls etc).
- £7,000 to pay for painting the floor of the “concrete” lift landings in all seven towers in a similar manner to the stairwells.
- £5,000 to pay for the installation of an “ankle rail” around the grass areas of the garden behind Blantyre Tower currently being re-modelled by Durkans (former site of the Durkans’ compound).

JM asked the committee to consider these proposals and to also put forward any works which would improve the estate and which could be funded by the ARB.

ALL

### 3.2 **Major Works Site Meetings**

It was noted that several committee members had been told that a walkways site meeting was to take place the following morning in the WERA clubroom. JM confirmed that a windows site meeting was scheduled to take place the following morning at 9.15am in the WERA Clubroom and that he was unaware of any walkways site meetings. MG asked whether the meeting may have been scheduled without WERA’s knowledge.

MG said she had attended a lift replacement works meeting the previous week and had brought up all the issues raised at previous WERA meetings, including the possibility of fitting "no smoking" signs in the lifts.

## 4. **Meetings to be Attended**

### 4.1 **Noise Nuisance**

See above.

### 4.2 **West Chelsea Initiative**

The West Chelsea Initiative had contacted WERA asking for the committee to propose one or two representatives to attend their forthcoming meetings. It was decided that, before representatives could be nominated that more information should be obtained as to the nature, aims and frequency of the meetings. Once that was known the committee would propose one or more representatives.

JM

## 5. **Residents Issues**

There were no special residents' issues other than those already mentioned.

## 6. **WEMO Update**

JM told the meeting that WEMO was in the process of returning the application form for arbitration to RBK&C. JM also explained that some information regarding the EMB proposal had been received (a copy of the Lancaster West management agreement, a list of the issues currently

being negotiated by the Council and the LW EMB) but that further information was required before the WEMO committee could properly evaluate the proposal.

**7. Any Other Business**

All of the committee members present expressed their continuing dissatisfaction with the apparent inability to deal with many long-standing problems on the estate by the various agencies concerned (RBK&C, the TMO, the Police, Social Services). The committee felt dispirited by the apparent inability or unwillingness of the relevant parties to deal with them appropriately. It was agreed that this should be noted and that the minutes be circulated widely to ensure that all parties were made aware of the committee's dissatisfaction with the long-standing situation.

The meeting was told by one committee member that they were preparing a personal complaint to the Local Government Ombudsman regarding what they perceived to be continued mismanagement, money-wasting and general incompetence on the part of both the Council and the TMO.

It was noted that the recycling bins on the estate were still not being managed properly. As this was a recurring problem it was suggested that the appropriate person at the Council be contacted and invited to attend a WERA meeting to discuss the issue further.

It was noted that a complaint had been made to the Borough Valuer with regards to the ongoing dumping of rubbish outside Greaves Tower by the commercial leaseholders. It was also noted that the persons using the facilities of the church on Sundays often dumped rubbish in the piazza afterward. It was proposed that a written complaint be sent to the Reverend John Cook.

MG asked for the meetings agreement for a cheque to be paid to her in the sum of £100 for WERA newsletter expenses. This was agreed.

MG asked that a cheque for the sum of £8 be paid to John Rendall for the supply of a four-way extension lead. This was agreed.

**8. Date of Next Meeting**

The next WERA meeting will be a special meeting with Ian Twyford and other TMO staff to discuss the noise nuisance problem. JM would inform all committee members of the exact date and time once it had been arranged.

The next regular WERA committee meeting is scheduled to take place on Tuesday, 22<sup>nd</sup> of June 2004 at 7pm in the WERA Clubroom, 16 Blantyre Street.

The meeting then closed

..... Chair