



# World's End Residents' Association

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## Minutes of a WERA Committee Meeting held on Tuesday, 21<sup>st</sup> of September 2004 at 7pm in the WERA Clubroom, 16 Blantyre Street

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<b>Present:</b>	Jules Montero (Secretary) Joy Laven Eryl Humphrey Jones John Rendall Brendan Kelly	Margaret Grayling (Treasurer) Maggie Byrne Helen Morris Kaz Gasior Isabel Neves
<b>In attendance:</b>	Gary Riley (Estate Manager)	Dave Oliver (1SC Guarding)
<b>Apologies:</b>	Marye Kenton	Caroline Fairchild

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### 1. Apologies

The above apologies were accepted.

### 2. 1SC Guarding

DA apologised for not having being able to attend the previous WERA meeting due to illness. He also apologised that a colleague had not attended in his place; he felt that a colleague would not be able to deal with the issues due to a lack of familiarity.

JM quickly ran through the main issues that had been raised at the previous meeting, in particular that the security guards failed to keep proper records of incidents and that it was felt that they spent too much of their time in the concierge office rather than on patrol.

DA stated that he was aware of the issues and had originally asked a colleague to resolve these, but was now dealing with them himself. DA stated that if the security guards failed to improve their performance, they would be replaced. JR explained that the security guards did not look or act the part. Those behaving inappropriately on the estate dismissed them. HM asked what powers the security guards had and whether they could be expected to deal with the kinds of anti-social behaviour problems the estate was suffering from. DA explained that the security guards had limited powers but were trained to deal with the kinds of problems that might arise on an estate like World's End. They knew how to deal with and defuse potentially serious situations. He emphasised that as a last resort the security guards could always contact the Police. EHJ said she thought the security guards spent too much time in the office and not enough time on patrol. DA explained that the guards were supposed to carry out three major sweeps of the entire estate every night. DA also explained that there had been problems with the guards' radios, which had resulted in the guards needing to "return to base" often, but that these had now been replaced and that they should now be able to spend more time patrolling the estate.

JR said that he hoped that the guards would be able to not only discourage loitering on the estate but also discourage non-residents from coming to the estate. DA said that he hoped that the appropriate intervention by the guards would deter these gatherings. DA went on to emphasise that the guards should deal with incidents as they arise and not have to wait for a report from a resident. He also explained that the guards now had support up from a mobile patrol unit, which they could call on at any time.

### Actions

DA stressed that he could be contacted at any time should the committee feel that the guards were not performing adequately.

The committee thanked DA for attending. DA then left the meeting.

### 3. **Minutes of Previous Meeting**

The minutes of the previous meeting were accepted as correct.

#### 3.1 **Matters Arising**

Item 4 – GR stated that he was still waiting for confirmation with regards the attendance of the newly appointed repair contractor at a WERA meeting. Tuesday 26<sup>th</sup> of October had been put forward as a suitable date. GR said he would come back to WERA regarding the suitability of this date.

GR

Item 5 – JM confirmed that RBK&C had been informed of the WERA vote on arbitration. JM also confirmed that the Council had subsequently written to the Chartered Institute of Arbitrators and that the arbitration process now seemed to be getting underway.

### 4. **Recent Correspondence**

#### 4.1 **Letter from KCEL**

JM stated that a letter had been received from KCEL confirming the grant of £25,000 to refurbish the high-level planters / hanging gardens. KCEL now required that a signed statement from the Chair and Secretary be returned to them. JM suggested this wait until after the AGM when a new Chair would be elected.

#### 4.2 **Letter from Floyd White**

JM tabled an email received from Floyd White regarding the proposed replacement of the front doors on all tenanted (Council) properties. GR explained that funding for the works was available from the security works budget. GR also explained that the TMO's investigations had determined that it was cheaper to replace all of the front doors rather than to just repair those in a poor state. Several committee members raised concerns with regards to the design of the new doors and as to whether the new doors would be of a similar quality to the original ones. KG pointed out that the only reason wholesale replacement was now required was due to a failure on the part of the Council/TMO to carry out any form of cyclical maintenance in the past.

#### 4.3 **Letter from Gordon Perry**

JM said Floyd White had recently emailed a copy of a letter Gordon Perry to WERA dated the 26<sup>th</sup> of July. The original letter had never arrived at the WERA clubroom (possibly as a result of being incorrectly addressed). JM read the letter out to the meeting. The letter was about WERA's letter to estate's leaseholders regarding the zoning proposals.

It was agreed that JM would amend WERA's letter to bring it "up to date" and then forward it to Floyd White. The wording of the letter would not be changed.

JM

It was also suggested that JM stress that it was the TMO's responsibility, not WERA's, to contact the estate's leaseholders, consult with them on the proposals and address any concerns they might have. The WERA committee was willing to help but not to do all of the work on behalf of the TMO. This was particularly true with regards to those leaseholders that had already raised concerns and/or objections to the proposals which only the Council and TMO could address.

### 5. **Notable Items**

#### 5.1 **Communal Heating**

JM said WERA had been asked whether the communal heating should be switched on. It was agreed that the heating should be turned on. GR would arrange that this happen.

GR

## 5.2 **Garden Update**

EHJ stated that the garden behind Blantyre Tower had finally been reinstated. It had appeared that the garden was not going to be reinstated as had been previously agreed with Terry Guppy but, after contacting the TMO, the gardens were now being reinstated to the original design as agreed. The work was not yet complete but was well underway. It was noted that a garden bench had gone missing from the garden. JR explained that the fire path alongside the building had been covered with tarmac and that Alasdair Manson was investigating. JR stated that the large gate was to be fitted with a Girde lock to avoid misuse, the smaller pedestrian gate would remain open.

## 5.3 **Omega House Works**

JM tabled a document sent by GR regarding the conversion of Omega House to flats.

It was noted that WERA had submitted comments to the planning department when the planning application had first been made. The application had since been approved and the upper floors of Omega House were to be converted into fourteen flats.

It was noted that the works would require the temporary closure of Omega Passage. GR explained that some of the schemes being proposed (security works and the piazza redevelopment) involved closing the passage on a permanent basis. Several committee members explained that the committee had previously campaigned to keep the passage open and pointed out that it was a right-of-way. It was noted that WERA had not been consulted on this issue and that the committee would oppose any proposal to close the passage without the consent of residents.

GR suggested that WERA send representatives to a site meeting to be held on the 23<sup>rd</sup> of September at 10am in Edith Yard. This would allow any concerns with the Omega House works and the temporary closure of the passage to be passed on directly to the developer and the Borough Valuer, who would be present. MG and JM said they would attend.

## 5.4 **Ashburnham Community Centre**

JM tabled a letter from the Ashburnham Community Centre that had been distributed on the estate. The letter explained that the community centre had been chosen as the site for a new school but that the Council had failed to make adequate provision to relocate it. The letter asked for people's support. It was agreed that WERA support the Ashburnham Community Centre and that JM would send a reply from WERA.

JM

## 5.5 **Circadian Lots Road Power Station Re-development**

JM stated that he would contact the Lots Road Action Group to try and determine what was happening following RBK&C's rejection of the developer's planning application in October 2003.

JM

## 6. **WERA AGM**

JM asked the meeting to consider nominations for the WERA committee. It was agreed that the Committee's nomination for Chair would be MG, that the committee's nomination for Secretary would be JM and that the committee's nomination for Treasurer would be JR.

It was noted that Jeannine McMillan did not wish to be nominated for re-election. It was also noted that nomination forms for some committee members had not yet been submitted. It was agreed that these committee members would be reminded to submit their nomination forms and the deadline for nominations extended to the following morning to give them enough time to do so. It was noted that no nominations had yet been received other than those from the existing committee.

## 7. **Meetings Attended**

### 7.1 **West Chelsea Initiative**

MG told the meeting that she had attended the recent meeting of the West Chelsea Initiative. One of the matters that had been discussed at the meeting was security (or lack of it) on the World's End Estate. The proposed security works were discussed, as was the issue regarding the need to vary leases prior to implementing any kind of zoning. One of the suggestions put forward was for massive improvements to the estate's lighting, which, it was felt, would contribute significantly to

improved security on the estate.

7.2 **Meeting re: Anti-social Behaviour near Sheltered Housing**

HM told the meeting about dispersal orders, which had been used in Hammersmith and Fulham. She had discussed these with Cllr. Cockell and Cllr. Paget Brown at a meeting held on the 10<sup>th</sup> of September and Commander Clout was now investigating their possible use in RBK&C and on World's End Estate. HM said that she had written to Cllr. Cockell as a result of a lack of progress in dealing with the ongoing problem of anti-social behaviour in the vicinity of the sheltered housing scheme. HM said she would keep WERA updated on any further progress.

8. **Upcoming Meetings**

8.1 **Major Work Site Meetings**

JM reminded the meeting that a lifts site meeting had been scheduled to take place on the 7<sup>th</sup> of October at 10am in the WERA Clubroom. He did not yet know when the next walkways site meeting would be held.

8.2 **ARB**

JM reminded the meeting that the ARB was scheduled to take place the following evening. MG and JM would attend. JR was unable to attend. It was suggested that a proposal for new signage for the walkways and stairwells be put forward at the ARB.

9. **Residents Issues**

This item was deferred.

10. **WEMO Update**

This item was deferred (but see Matters Arising above).

11. **Any Other Business**

GR stated that someone had been identified removing posters from the WERA notice boards.

GR said that he had spoken to two firms providing "man and dog" security patrols. He was investigating this further. He was also investigating the practices employed by Westminster Council.

GR confirmed that the leaflets advertising the open day would be going out in the next couple of days and would be delivered to all properties. GR also confirmed that posters for the open day would also be going up on lift lobby notice boards by the end of the week.

GR asked for some feedback with regards to the sighting of the proposed CCTV cameras, which would be passed back to Floyd White.

12. **Date of Next Meeting**

The next meeting is the AGM, scheduled to take place on the 28<sup>th</sup> of September at 7.30pm in the WERA Clubroom. A committee meeting was provisionally scheduled for the 19<sup>th</sup> of October.

The meeting then closed

..... Chair