



World's End Residents' Association

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Minutes of a WERA Committee Meeting held on Tuesday, 16th of November 2004 at 7pm in the WERA Clubroom

Present: Margaret Grayling (Chair) Jules Montero (Secretary)
John Rendall (Treasurer) Kaz Gasior
Brendan Kelly Helen Morris
Eryl Humphrey Jones

Apologies: Maggie Byrne
Monica Boholst
Joy Laven
Marye Kenton
Isabel Neves
Gary Riley (World's End Estate Manager)
Cllr. Steven Redman (Ward Councillor)
Cllr. Maighread Simmonds (Ward Councillor)

	Actions
1. Apologies	
The above apologies were accepted.	
2. Minutes of Previous Meeting / Matters Arising	
The minutes of the previous meeting were accepted as correct.	
2.1 Matters Arising	
Action Point 4.1 – JM had returned the completed Grant Agreement to KCEL.	
Action Point 4.2 – JM had written to TMO Leaseholder Services with the committee's comments on the Section 20 notice.	
Action Point 4.5 – GR had investigated the problems experienced by some residents in obtaining a car park space. GR had determined that the TMO no longer operated a waiting list for the car park. Alasdair Manson had stated that the TMO had previously operated a waiting list and that he would check that all residents on that list had been offered a car park space. AM had also clarified that residents could apply for a car park space at the discounted rate advertised in TMO Link.	
Action Point 4.6 – JM stated that he had not yet requested a copy of the clamping contract but would do so.	JM
Action Point 7.2 – JM stated that he had not informed GR of the choice of sign. He did not know whether MK had done so. MG stated that she would do so at the lift works site meeting.	MG
Ehj stated that the electricity junction box described in paragraph 4.7 of the previous minutes had been repaired. Ehj stated that the mound of waste in Blantyre Gardens mentioned in paragraph had been cleared.	

3. **Residents' Issues**

3.1 **A. E. Williams**

There was a general concern that the new repairs contractor was not performing to an acceptable standard. In addition there had been a recent serious incident in which the contractor had forced entry into a flat on the estate "in error", with no the estate staff, housing officers or police present. JM asked whether any of the other cases of poor performance that he had brought to the attention of Anna Trevena at the TMO had been resolved. HM stated that as far as she knew they had not.

JM described how the resident into whose flat AEW had forced entry had approached the WERA clubroom the previous Saturday and spoken to him. JM said that he had subsequently discussed the incident with Ian Twyford and that Ian had promised to investigate the matter further to determine exactly what had happened.

The committee was of the opinion that the contractor was not being properly monitored. It was suggested that JM contact Jonathan Bagnall and arrange for him to attend a meeting with the committee at which a way forward could be discussed. It was generally felt that the only way to improve the service was to introduce additional monitoring and that the monitoring needed to be carried out by staff permanently based on the estate. It was suggested that JM write to Gordon Perry with regards to the recent serious incident as well as the poor performance of the contractor in general. JM said that as far as the incident was concerned that he would want to speak to Ian Twyford again to see what steps the TMO were taking to resolve it first.

JM

JM

4. **ARB Works**

JM handed out a list of ARB works from both the current and previous financial years. The meeting went through each of the works on the list. The following items were highlighted:

Traffic Barriers/Gates – It was noted that the new gates (with Girda locks) had been installed but were not yet operational. EHJ stated that they were waiting to be painted. The committee expressed a preference for the existing colour (black) but some suggested that some form of high-visibility paint was required. JM would check with GR.

JM

Hanging Gardens – It was noted that work had been carried out to the hanging gardens near Chelsea Reach Tower. It was also noted that work appeared to be underway in the hanging gardens above the estate office and computer centre.

Blantyre Gardens – It was stated that the TMO did not wish to place any benches in Blantyre Gardens. The committee was unanimously in favour of restoring the gardens, benches included.

Stairwells – These had already been painted. Several committee members highlighted areas where the paint had either not been applied properly or had failed to withstand regular use.

Bins – Bins for the garden areas had been purchased. Their installation was dependent on the other garden works.

JR stated that as Chair of the ARB he had been invited to a meeting with Gordon Perry at the Town Hall. He handed out notes of the meeting.

5. **Correspondence**

5.1 **Letter from "World's End Residents Association Tenants Group" to the Arbitrator**

JM explained that a letter had been sent to the arbitrator claiming to be from the "World's End Residents Association Tenants Group". The letter had been written by David Longley and counter-signed by HM, MK and CF. The arbitrator had forwarded a copy of the letter to JM. HM stated that she had also received a copy of the letter but did not wish to discuss its contents without talking to David Longley first. MG asked who the "Tenants Group" were, as WERA did not have a "Tenants Group". HM stated they were herself, MK, CF and David Longley. HM clarified that the letter was from the residents involved, not from WERA. JM stated that the letter was misleading as it gave the impression that it was from WERA. MG emphasised that should any committee member have issues with the WEMO right-to-manage bid, or any other matter, that

they should be brought to the attention of the committee at a meeting. JR asked HM whether she was opposed to the WEMO bid. HM stated that she felt the estate should be managed by the TMO. HM stated that she believed that the members of the "tenants" group would be called to give evidence at the hearing.

5.2 **Licensing Applications**

JM explained that he had written with regards to the licensing application for the World's End Pub. The licensing panel hearing was to take place on the 23rd of November. JM said that he believed that all three ward councillors opposed the application and would be present.

JM told the meeting that a second licensing application, for 531 King's Road had subsequently been received. The application was for a "night café license" from midnight to 5am. The committee did not see a reason to formally oppose the application.

6. **WERA Activities**

JM explained that Joy Laven had proposed that WERA hold a small "event" on the piazza. The event would take place from approximately 1pm to 3pm on Sunday, the 28th of November. The committee felt this was a good idea and several committee members volunteered for specific roles. The committee approved spending up to £200 on the event.

JM stated that he was in the process of completing and sending off WERA's grant application for the current financial year to the TMO.

JM stated that the committee needed to carry out a membership drive as a matter of urgency. Several committee members suggested doing so at the "event" on the piazza. It was proposed that the committee carry out a full membership drive in the new year.

7. **Purchases to be Approved**

7.1 **Filing Cabinet**

Joy Laven had proposed the purchase of a four-drawer filing cabinet for approximately £200. EHJ stated that this was expensive; a three-drawer filing cabinet could be purchased from Viking for about £70. HM suggested that the TMO might be able to supply a filing cabinet. JM said he would investigate.

JM

7.2 **Toner Cartridges**

JM stated that both the printer and photocopier required new toner cartridges. The printer toner cartridge was about £50. The photocopier toner cartridge was about £120. Their purchase was approved. JM said he would also investigate alternatives given the high cost of replacement toner cartridges.

JM

8. **Meetings Attended**

8.1 **ARB Meeting with Gordon Perry at the Town Hall**

JR had attended a meeting at the Town Hall with Gordon Perry at which representatives from all of the borough's ARBs had been present. JR had handed out his notes of the meeting (see item 4 above).

8.2 **TMO AGM**

HM said she had attended the TMO AGM. The AGM had been well attended. HM explained that Floyd White had discussed the new front doors at the AGM. Floyd had also stated that they had a good response from tenants with regards to their door preferences. There was a discussion as to exactly which door designs had been made available for tenants to choose from.

8.3 **Cremorne Walk Community Panel**

HM, MG, JM and Tim Rice had all attended the Cremorne Ward Community Panel meeting held at

St. John's Church on the 28th of October. JM stated that the meeting had been well attended with a large number of residents present. The meeting's agenda had included Youth Crime, Anti-Social Behaviour and Drugs crime amongst other issues. Unfortunately the meeting had not been able to deal with all of the items on the agenda in the time available. A further meeting had been scheduled for the 18th of November.

9. **Upcoming Meetings**

9.1 **Lift Works Site Meeting**

The next site meeting is scheduled for the 18th of November, at 10am in the WERA Clubroom. MG would attend. MG was asked to raise the question as to whether the lift engineers were on-site "out of hours".

MG

9.2 **Youth Club AGM**

The Youth Club AGM was to take place on Monday, the 22nd of October, in the Youth Club. HM stated that no major changes were expected but that she would attend.

9.3 **Chelsea Sector Working Group**

JM stated that he had received an invitation to the Chelsea Sector Working Group to be held at Chelsea Police station on the 25th of November at 6.30pm. HM stated that she had also received an invitation as Chair of the Over50s.

9.4 **Cremorne Ward Community Panel**

The next meeting of the Community Panel was scheduled to take place on the 18th of November, at 6.45pm in St. John's Church Hall.

9.5 **Neighbourhood Conference**

The next Neighbourhood Conference is due to take place on the 29th of November at 6.30pm in the Cremorne Clubroom.

10. **WEMO Update**

JM stated that the arbitration hearing had now been rescheduled for mid-December. The arbitrator would therefore have until mid-January to make his decision.

11. **Any Other Business**

There was no other business.

12. **Date of Next Meeting**

A meeting was tentatively scheduled for the 30th of November, at 7pm in the WERA Clubroom (this meeting is to replace the meeting originally scheduled for the 7th of December). JM would try to arrange for Michelle Atterbury (from New Roots) and the dog warden to attend.

The meeting then closed

..... Chair