



World's End Residents' Association

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Minutes of a WERA Committee Meeting held on Tuesday, 30th of November 2004 at 7pm in the WERA Clubroom

Present:	Margaret Grayling (Chair) John Rendall (Treasurer) Eryl Humphrey Jones Kaz Gasior Maggie Byrne Isabel Neves	Jules Montero (Secretary) Joy Laven Caroline Fairchild Marye Kenton Monica Boholst
Apologies:	Helen Morris Gary Riley (World's End Estate Manager) Cllr. Steven Redman (Ward Councillor) Cllr. Maighread Simmonds (Ward Councillor)	

	Actions
<p>1. Apologies</p> <p>The above apologies were accepted.</p>	
<p>2. Minutes of Previous Meeting</p> <p>The minutes of the meeting held on the 26th of October were accepted as correct.</p> <p>The minutes of the meeting held on the 16th of November were accepted as correct.</p>	
<p>2.1 Matters Arising</p> <p><i>Matters arising from the minutes of the meeting held on the 26th of October:</i></p> <p>Action point 4 – JM said that GR had investigated the car park issue and stated that the TMO no longer operated a waiting list for car park spaces and that all outstanding applications had been dealt with. EHJ said that Alasdair Manson had stated that it was possible that there were some outstanding applications and that he would investigate the issue further. MB said she had not received any further correspondence with regards to her own application for a space in the car park. JM offered to follow the matter up with GR/AM.</p> <p><i>Matters arising from the minutes of the meeting held on the 16th of November:</i></p> <p>Actions carried forward from previous meetings:</p> <p>Action point 4.6 – JM had not yet requested a copy of the clamping contract but would do so.</p> <p>Action point 7.2 – MK said that she had spoken to Gary Riley about the signs.</p> <p>Actions from this meeting:</p> <p>Action point 3.1 – JM told the meeting he had discussed the committee's concerns as well as the outstanding issues with the repairs contractor with Ian Twyford. It was suggested that the estate</p>	<p>JM</p> <p>JM</p>

staff might be able to become more involved in monitoring the contractor's work on the estate. IT proposed that this be discussed with GR before putting a proposal to Jonathan Bagnall. JM had asked GR to consider in which way his staff might be able to help monitor the contractor's work. JM stated that, as instructed at the previous meeting, he had also drafted a letter to Gordon Perry and asked the meeting whether he should still send it. It was agreed that the letter should be sent in any case. JM would do so.

JM

Action point 4 – JM had emailed GR as to when the traffic barriers would come into use but had not been given a date. JM would follow this up. [Note: it was thought that the barriers were waiting to be painted. At the ARB GR had stated that the barriers could come into use as they were.]

JM

Action point 7.1 – JM said that he had contacted the TMO's Tenant Participation Unit and been told that RAs should fund the purchase of office equipment from their grants. CF suggested WERA ask the TMO for a second-hand filing cabinet.

Action point 7.2 – JM said he had been unable to obtain cheaper toner cartridges for the photocopier (see item 6 below).

Action point 9.1 – MG apologised for not having brought this issue up at the lifts site meeting.

3. **Proposed Door Replacement**

JM read out an email he had received from GR. The email stated that the mahogany-coloured door with frosted glass was the design which had been chosen by the majority of the estate's tenants. Tenants would be informed of the decision in writing and a sample door would be made available for viewing in the estate manager's office.

There was some discussion about the chosen design. It was noted that some tenants believed that they would receive the door they had chosen, not that chosen by the majority of tenants, and that they would be disappointed to learn that this was not the case. The TMO's original letter was generally felt to be misleading in this regard as it had clearly given some tenants the wrong impression. It was also noted that that some tenants might object to the chosen design.

Several committee members noted their disappointment that a proper open day/evening with tenants had not been held or planned.

Several committee members expressed disappointment that the TMO had not investigated the option to install doors of a similar design to those originally installed on the estate as had been previously suggested (the supplier had indicated that this was perfectly possible at the open day held on the 28th of September, immediately prior to the WERA AGM).

JM was asked to pass these comments and observations back to Floyd White.

JM

4. **Event on the Piazza**

It was agreed that a second "WERA event" would be held on the piazza the following Saturday (the 4th of December). The event would take place between the times of 11am and 2pm. A number of committee members volunteered to attend. Those able to do so would meet at the clubroom at 11am to help with preparations. The rest would meet up at the piazza.

MG asked for the expenses for the event to be approved for payment. This was approved.

5. **Correspondence**

5.1 **Proposal: WERA Xmas Newsletter**

JM stated that the WERA Xmas Newsletter was due and asked all committee members to consider writing a short article for inclusion. Several topics were proposed for inclusion and several committee members volunteered to contribute. JM said that he would also be contacting GR, Lorna Cunningham, and the various TMO project managers for contributions. JM asked that submissions be sent to him as soon as possible; he would be asking the TMO's Tenant Participation Unit to print the newsletter for WERA and he expected to have to supply them with the finished copy by mid-December at the latest.

5.2 **Proposal: Letter to Thyssen**

JM told the meeting that Sarah Everson had told him that the goods lift and the passenger lift in Ashburnham Tower were expected to come into service before Christmas, nearly three months ahead of schedule. JM suggested that a letter of thanks be sent to the contractor for their efforts during the current phase of the works. Several committee members disagreed citing the ongoing problems and outages in the other towers in which the works were currently taking place as well as problems with the new lifts in those towers where the works had already been completed. JM was asked to pass the committee's ongoing concerns with both the lift works and the new lifts to Gordon Perry and Sarah Everson for their immediate attention.

JM

5.3 **Discussion: Letter to Arbitrator**

JM described how Mr. Longley's letter to the arbitrator in the dispute between WEMO and RBK&C claimed to be from a "WERA Tenants Group" but that no such group existed. He asked CF and MK as to the nature of the group Mr. Longley claimed to be representing. CF stated that she believed that Mr. Longley had set-up an independent tenants group separate from WERA. JM stated that if this was the case the letter's letterhead was intentionally misleading ("World's End Residents Association Tenants Group").

JM noted that it appeared that MK had not received a copy of the letter from Mr. Longley prior to it being sent to the arbitrator. MK had in fact asked JM to provide her with a copy of the letter the weekend after it had been received by WEMO. It was noted that Mr. Longley had not copied the letter to either WEMO or WERA; it was the arbitrator who had provided WEMO with a copy of the letter. It was also noted that neither CF nor MK appeared to have read the letter in full.

Several committee members asked CF and MK why they had allowed their names to be added to the letter when it contained so many gross inaccuracies and false allegations. Several committee members also observed that the contents of the letter were likely to be defamatory and possibly actionable.

CF stated that she was disappointed that Mr. Longley had not been elected at the WERA AGM and she suggested that the elections had not been fair. The meeting was reminded that Alasdair Manson had managed the elections on WERA's behalf and that there had been no suggestion that he had done so improperly nor that there had been any kind of irregularities. JM reminded the meeting that Mr. Longley's nomination had been rejected by a significant margin: 7 votes in favour, 19 votes against, 8 abstentions.

6. **Purchases to be Approved**

6.1 **Xmas Gifts**

MG asked the committee to approve the purchase of Christmas gifts for the estate staff and other parties. This was approved.

6.2 **Photocopier**

JM stated that he had been unable to obtain cheap toner cartridges for the photocopier. The only ones he had managed to find cost £130 each. JM noted that the toner cartridges were proving extremely short-lived; the photocopier was not used heavily and yet the current cartridge had lasted less than 18 months. JM suggested that the committee consider purchasing a photocopier with lower running costs. He had identified a suitable alternative, which could be purchased for £268 and whose toner cartridges cost just £38 each. MK said that she had a photocopier in her possession that she wished to dispose of and which might be suitable for WERA's use. JM said he would check to see whether it was suitable.

JM

7. **Meetings Attended**

7.1 **Licensing Panel – re: World's End Pub**

JR reported that the licensing panel had decided not to grant the World's End Pub the entertainment license they had applied for. JM added that Cllr. Redman had told him that the

developer had decided not to appeal the panel's decision.

7.2 **Estate Walkabout**

MG told the meeting that she had recently carried out a walkabout of the estate with GR. GR had agreed to deal with the various issues identified.

7.3 **Lift Works Site Meeting**

MG told the meeting that a drawing of the proposed signs indicating the floors served by each lift had been received. This was shown to the meeting. The meeting agreed to the design. JM was asked to inform John Vass and Sarah Everson of the decision. MG stated that minutes of the previous site meeting were available from the reading tray.

JM

7.4 **Neighbourhood Conference**

MG and JM had attended. A number of documents from the meeting were tabled. MG explained that much of the meeting had been devoted to crime, with two Police officers in attendance who had discussed the crime figures for the ward. MG added that the meeting had also discussed the TMO's decent homes programme as well as a proposed programme of training for ARB members. MG noted that an issue that had arisen as a result of the decent homes programme was the expectation on the part of many residents for works to be carried out in their homes when this was unlikely to be the case. Many of the more modern estates in the borough were unlikely to benefit from the programme and that this appeared to include World's End; it was not amongst the estates listed at the meeting where works were already underway or about to begin. Several committee members queried whether the decent homes programme was funding the front-door replacement works or whether they were being funded by a different programme/budget.

7.5 **Cremorne Ward Community Panel**

MG said she had attended. The meeting had carried on with the agenda from previous meetings. It had concentrated on litter and littering in the ward and borough. Notes from the meeting were available from the reading tray.

7.6 **Chelsea West Sector Working Group**

EHJ said she had not attended, as she had not been notified that the meeting was taking place. JM said that he had received an invitation (which was unusual) but had been unable to attend. EHJ said that she would attend the following meeting. MG said that she had been told that the format of the meeting was changing and that this was possibly why different people had received invitations on this occasion. MG stated that she believed that HM had attended the meeting.

8. **Upcoming Meetings**

8.1 **ARB**

JM told the meeting that the next ARB was due the following evening. JM reported that they had been told at the last ARB that new signage for the walkways had been included in the security works proposals. The meeting was asked for additional suggestions for works that could be funded by the following year's ARB budget. Dog-litter bins were suggested, as was a proposal to re-hire the pigeon/pest control company to control the estate's pigeon population.

8.2 **Lift Works Site Meeting**

The next meeting is due to take place on Wednesday, 15th of December at 10am in the clubroom. MK said she would try to attend.

8.3 **West Chelsea Initiative**

MG said that a meeting of the West Chelsea Initiative was scheduled for the 6th of December. The initiative had also formed a "working group" to look at the consultant's plans for the Piazza (the "World's End Place Joint-Working Group"). The working group was due to meet for the first time at the Town Hall on the 8th of December.

9. **WEMO Update**

JM stated that there was nothing new to report; the oral hearing was still expected to take place in mid-December as previously discussed.

10. **Any Other Business**

MB told the meeting that there had been a number of incidents of anti-social behaviour on the estate the previous weekend. MG reminded everyone that such incidents should always be reported to the security guards in the concierge, who should either deal with it or report it to the police. The security guards should also record that the incident had been reported.

EJH told the meeting that the recently stolen postman's bag (and the post within) had eventually been discovered within a flat on the estate. The flat had contained hundreds of items of post. It was noted that items of post had subsequently been delivered to many residents in transparent plastic bags.

JM told the meeting that the licensing application from Rumi's Bar had been withdrawn.

Several committee members noted that work to convert 500 King Road into a betting shop was imminent now that the relevant planning applications had been granted.

11. **Date of Next Meeting**

JM suggested that a special meeting could be held in mid-December, the exact date was dependant on which dates were suitable for any guests. He would inform the committee once an exact date had been chosen.

The meeting then closed

..... Chair