



# World's End Residents' Association

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## Minutes of a WERA Committee Meeting held on Monday, 20<sup>th</sup> of December 2004 at 7pm in the WERA Clubroom

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<b>Present:</b>	Margaret Grayling (Chair) Brendan Kelly Maggie Byrne Caroline Fairchild	Jules Montero (Secretary) Eryl Humphrey Jones Marye Kenton Monica Boholst
<b>In Attendance:</b>	Gary Riley (World's End Estate Manager)	
<b>Apologies:</b>	John Rendall (Treasurer) Joy Laven Helen Morris Cllr. Steven Redman (Ward Councillor)	

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### 1. Apologies

The above apologies were accepted.

### 2. Interior Garden Play Areas

MG described the proposals for new play areas in the interior (first floor) gardens which had been presented by Terry Guppy at the last ARB. Artist's impressions of the proposals were distributed for the committee to examine. The proposals suggested installing play equipment for young children in one garden and for older children in the other.

MG noted that when the estate was "zoned" (as part of the proposed security works) that the estate's residents would only have access to one of the gardens, not both. It did not seem to make sense to install equipment aimed at two different age groups in the gardens as some children would not have access to the "correct" play equipment after the zoning was put in place. Several committee members questioned the need to provide play equipment for the oldest age groups (14-16 years old) as they did not believe that children in these age groups would make proper use of the play equipment.

After some discussion it was suggested that Terry be asked whether it would be possible to install a "mixture" of play equipment aimed at both younger and older children in both gardens. GR

The options available are likely to be:

- Install the play equipment as proposed (for young children in one garden, for older children in the other).
- Install play equipment aimed at both age groups in both gardens (as suggested above).
- Install play equipment aimed at the same age group (either young or old) in both gardens.

GR stressed that a decision was required urgently as the funds for the play equipment were only available during the current financial year.

### Actions

GR

There was some concern that the proposals did not appear to take into account the proposed works to “remodel” the gardens. GR explained that the work to remodel the gardens was being planned separately by Floyd White with Shreeves as consultants, whilst the work to replace the play equipment was being managed by Terry. However both parties were being kept informed of each other’s proposals. GR stated that he would forward copies of the plans for the remodelling works to WERA once these had been made available. GR also noted that the works to remodel the gardens were unlikely to start before the end of the current financial year.

3. **Section 20 Notice – Heating Maintenance & Repair Contractor**

JM told the meeting that a Section 20 Notice had been received with regards to the appointment of the communal heating repairs and maintenance contractor for the south of the borough for the next five years. JM stated that a number of companies had bid for the work and that it was proposed that S&F Services Ltd. (the existing contractor on World’s End) be appointed. The committee expressed approval for the proposal. JM suggested that a response from WERA to the notice be drafted and submitted in which the WERA committee gave its support and approval for the proposed appointment of S&F Services Ltd. The committee agreed. JM would draft and send a suitable response.

JM

4. **Planning Application – Nationwide Storage**

JM explained that Nationwide storage had submitted a planning application to the Council. The application requested permission to use the former car park in Blantyre Street for the purpose of self-storage on a permanent basis. JM explained that Nationwide currently had temporary permission to use the premises for that purpose.

JM also told the meeting that he had contacted the Borough Valuer with regards to the planning application. He had been told that the planning application was being submitted prior to the renewal of the lease, which was due to take place in the New Year.

The committee expressed concern that permanent permission might reduce the chances of the premises ever being used as a car park for the estate’s residents in future. JM explained that he had drafted a letter along those lines (having asked for and received comments from committee members) and read it out. The letter expressed concern that permanent permission might make it less likely that the premises might be used as a car park in future and suggested that Nationwide apply for temporary permission again instead. The committee agreed with the letter’s content and asked JM to send it off ASAP.

JM

5. **Lifts Site Meeting**

MK had attended the lifts site meeting held on the 15<sup>th</sup> of December.

It was noted that some no smoking signs had been placed in some lift lobbies but not in the lifts.

It was noted that Sarah Everson was organising the availability of the lift contractor out-of-hours during the Christmas period. A letter was to be distributed to all residents before the Christmas holidays informing them of the arrangements that would be in place.

It was noted that the TMO planned to proceed with installing the metal floor in all lifts, as it was deemed to be more suitable. MG expressed concern that this decision had been taken without consulting the residents. MG noted that the residents had been consulted on the choice of the original floor at an open evening held in the WERA clubroom whilst the TMO now proposed to change the floor without any consultation. MK pointed out that had the estate’s cleaners been consulted on the floor surface prior to its installation, and been allowed to “seal” the floor as they had suggested, that the current unsatisfactory situation would probably not have arisen.

Serious concerns were raised about the following:

- Outages in Blantyre Tower which had left the residents without any lift service for several days. It was felt that the “wrong lift” had been taken out of service, as the lift the residents of Blantyre Tower now had to use was known to be unreliable. There was also concern that the lift maintenance contractor appeared to be having some difficulty keeping the lift running for any length of time.

- Outages in towers where the lifts had already been replaced. JM asked whether any of these outages had been due to vandalism. GR stated that as far as he was aware they had not.

**Any Other Business**

GR stated that the “open day” held in his office on the 16<sup>th</sup> of December for the front door replacement works had been quite successful. A reasonable number of residents had attended and the open day had run beyond its original end time of 5pm. JM asked whether the proposal to have a sample door in the concierge (where residents could see it at all times) had been progressed. GR said that he was hoping to have a sample door in the concierge.

It was noted that a letter had been sent to all of the estate's tenants with regards to the start of the front-door replacement works in the New Year. JM stated that WERA had not received a copy. GR said that he would ask Floyd to send a copy of the letter to WERA. GR stated that the works were expected to begin on the 14<sup>th</sup> of February and last for 22 weeks. Gary Killick was expected to be appointed the clerk of works. Several committee members queried whether the TMO had carried out sufficient consultation with residents. GR stated that he had been assured that sufficient consultation had taken place.

GR

CF raised an issue with regards to the TMO's efforts at chasing up rent arrears. She produced a “Christmas card” from the TMO which was apparently being sent to all those with rent arrears. The card was considered to be in poor taste. JM stated that he was aware of a number of cases where tenants were being told that they were in rent arrears when they were not. The tenants were then forced to “prove” to the TMO that they were not. All of the cases appeared to be due to administrative errors on the part of the TMO (in one case the TMO had “lost” a rent payment). CF suggested that the issue should be investigated further.

**6. Date of Next Meeting**

JM proposed that the next committee meeting take place on the 11<sup>th</sup> of January. GR suggested that representatives of the front door manufacturers and installers might be able to attend. This was agreed.

The meeting then closed

..... Chair