



World's End Residents' Association

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Minutes of a WERA Committee Meeting held on Tuesday, 11th of January 2005 at 7pm in the WERA Clubroom

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

1. **Apologies**

The above apologies were accepted.

2 **Minutes of Previous Meeting/Matters Arising**

2.1 **Minutes of Previous Meeting**

The minutes of the meeting held on the 30th of November 2004 were accepted as correct.

The minutes of the meeting held on the 20th of December 2004 were accepted as correct.

2.2 **Matters Arising**

Matters arising from the meeting of the 30th of November 2004:

Action Points under paragraph 2.1 (actions carried forward from previous meetings):

- JM told the meeting that Alasdair Manson was still investigating the car park space issues.
- JM said he had requested a copy of the clamping contract.
- JM said he had sent the letter regarding the committee's on-going concern with the work of the new repairs contractor to Gordon Perry.
- JM said that GR had stated at the ARB meeting that the traffic barriers could be put into service as they were. This would occur once the commercial leaseholders had been notified.

Action Point 3 – JM said he had forwarded the committee's observations on the front doors to Floyd White. He had not received a reply but had been notified of the "open day" held in the estate manager's office on the 16th of December.

Action point 5.2 – JM said he had emailed Gordon Perry and Sarah Everson with regards to the ongoing problems with the lifts. Sarah had replied providing details of the lift engineering cover provided over the Christmas and New Year holidays.

Action Point 6.2 – JM said he had not yet seen MK's photocopier but would try to do so.

Actions

Action Point 7.3 – JM said that he had emailed John Vass and Sarah Everson confirming that the proposed design for the signs indicating the floors served by each lift was acceptable.

Matters arising from the meeting held on the 20th of December 2004:

Action Point 2 – GR had passed on the committee’s proposal for “mixed” play equipment to Terry Guppey. Terry had replied. See item 3 below.

Action Point 3 – JM said he had written to Leaseholder Services with regards the proposed appointment of S&F Services limited as the communal heating and hot water supply maintenance contractor. The letter backed the proposal and named S&F as WERA’s preferred contractor.

Action Point 4 – JM said he had sent the letter to the Planning Department with regards to the planning application from Nationwide Storage as instructed.

Under Any Other Business – JM confirmed that GR had asked Floyd White to forward to WERA a copy of the letter that had just gone out to tenants with regards the installation of the new front doors. However, a copy of the letter had yet to be received.

3. Interior Garden Play Areas

An email from Terry Guppey was read out. The email stated that it was not possible to install play equipment for mixed age groups in the garden play areas due to a lack of space. The meeting felt that play equipment for mixed age groups was still the best choice. JM was asked to email Terry Guppey asking him to investigate this possibility further. If installing “mixed” play equipment proved impossible, the meeting agreed that Terry should proceed to install equipment for the younger age group only in both of the garden play areas.

JM

4. Door Replacement

JM reminded the meeting that GR had been asked to arrange for a representative of the door manufacturers and installers to attend the meeting. This had proved impossible. JM had subsequently asked GR to try and arrange this for the next meeting. JM stated that if anyone had any queries with the front-door replacement works that he happily would forward them to Floyd White. GR had agreed to do the same.

5. Security Works – Consultation

JM told the meeting that there was still no indication that the TMO intended to carry out any consultation with the estate’s residents in the immediate future with regards to the proposed security works and suggested that WERA might wish to do so instead. JM noted that the association had a list of leasehold properties in its possession that could be used to write to the estate’s leaseholders. After a short discussion it was suggested that before WERA carry out any consultation that Cllr. Redman be informed of the present situation. JM agreed to do so.

JM

6. Actions for Estate Manager

- Provide an update as to when the new traffic barrier gates were expected to come into use. GR
- MG requested that GR ask the dog warden to visit the estate more frequently and perhaps also help organise a meeting with a WERA representative. It was noted that the number of dogs on the estate, the number of dogs running around not on a leash and the incidences of dog fouling in communal areas was increasing. It was also suggested that the TMO should consider writing to residents with regards to responsible dog ownership. GR
- JL asked that the current situation with regards to the estate maps in the estate lobbies be brought to GR’s attention (see item 12.3 below). GR
- JM noted that the deep cleans which had been due to take place on the 4th week of November had not yet happened. He also noted that some residents believed that the previous deep clean had also not taken place. Committee members noted that other items of cleaning, such as the regular washing down of the stairwells, were also not taking place. GR

7.	Correspondence	
7.1	JM said that two requests for information on the make-up of the committee had been received from the Council/TMO. He asked whether he could proceed to supply them with the information requested. The meeting agreed. JM would do so.	JM
7.2	JM said WERA had received a notice of a Public Enquiry with regards the proposed redevelopment of the Lots Road Power Station. The Public Enquiry would commence on the 1 st of February and last 16 days. Those committee members able to attend were encouraged to do so. After some discussion the committee agreed that a written representation opposing the proposed redevelopment should be made. JM agreed to draft a suitable letter.	JM
7.3	JM said WERA had received a planning notice with regards the proposed development of a new secondary school on the site of the Ashburnham Community Centre (and adjacent properties). The committee was generally in favour of the proposals but felt it necessary to highlight deficiencies with the local public transport infrastructure. JM would write to the planning department accordingly.	JM
7.4	JM said WERA had received the annual review of the Nucleus Legal Advice Centre (in Brompton Road). This would be available from the reading tray.	
8.	Purchases to be Approved	
	MG said that as previously agreed she had purchased a number of Christmas gifts for the estate staff. These had cost £33.97. Payment was approved.	
9.	Meetings Attended	
9.1	<i>Lift Works Site Meeting</i>	
	MK had attended the meeting. MK said the no-smoking signs had proved unsuitable for the inside of the lift (apparently it was too large) so had been placed in the lift lobbies instead. It was proposed to place small, graphical stick-on signs inside the lifts instead. It was decided that this was unsatisfactory and that at the next meeting the WERA representatives should request that no-smoking signs of the original design, but smaller in size, should be placed in the lifts.	
10.	Upcoming Meetings	
10.1	<i>Lift Works Site Meeting</i>	
	The next meeting is to be held on the 20 th of January. EHJ asked that the matter of the continuing lift outages in Blantyre Tower be brought up. MBo noted that the lift in Chelsea Reach Tower had also recently suffered a number of outages. JM noted that so had the new lift in Ashburham Tower. JL noted the dot-matrix display in the fourth floor lift lobby of Greaves tower had still not been repaired even though it had been brought to the TMO's attention when the lift was first put into service. JM pointed out a number of other minor problems with the panels in other lifts and tower lobbies. MG said she would bring these issues up the next meeting.	MG
10.2	<i>K&C Partnership Consultation</i>	
	JM said he had received an email from Liz Horsfield who was carrying out consultation on behalf of the K&C Partnership. They were inviting residents to attend a meeting being held in the Chelsea Theatre on the 31 st of January at 6.30pm. MB stated that she had been invited. JM said he would determine whether there were any vacancies and inform interested committee members.	JM
10.3	<i>West Chelsea Initiative</i>	
	JM noted that the minutes of the last meeting had not yet arrived and that he did not know when the next meeting was to be held. MG explained that the Initiative had created a steering group to look at the proposals for World's End Place/Piazza. The group had met at the Town Hall on the 8 th of December. No one from WERA had been able to attend but the minutes of the meeting were available. Meetings of the working group had been arranged for the 25 th of January, the 8 th of February and the 3 rd of March. MK said that she wished to attend the meeting of the 3 rd of March.	

10.4 **World's End Place Joint Steering Group**

See above.

10.5 **Leaseholder Services Sub-committee**

MG told the meeting that she had been contacted by David Bird, the TMO company secretary, with regards to a meeting of the Leaseholder Services sub-committee at the Town Hall. JM noted that the meetings were public meetings and that anyone wishing to attend could do so. JM said that a meeting was being held that evening and that as no one had been able to attend he had sent WERA's apologies. JM told the meeting that WERA needed to nominate representatives. The meeting agreed that JM and JR would be WERA's representatives. JM would inform David Bird.

JM

11. **WEMO Update**

JM told the meeting that the arbitrator had made his decision and submitted it to the Chartered Institute of Arbitrators. The Institute was to forward copies of the decision to RBK&C, WEMO, the ODPM and PPCR. JM confirmed that WEMO had not yet received a copy of the decision.

JL asked MK how she had determined which of the residents attending the WEMO AGM were leaseholders and which were tenants. MK said she did not understand the question. JL restated the question pointing out that this had formed part of her witness statement. MK asked to see a copy of her witness statement. JM said there wasn't a copy to hand. MK said she would discuss the issue when she had a copy of her witness statement and could see what was being queried.

12. **Any Other Business**

12.1 JL suggested WERA make a donation to the tsunami appeal. It was agreed that the sum of £50 be donated to the Tsunami Appeal via the Red Cross. MG would arrange the donation.

MG

12.2 MK queried whether the proposal to use ARB funds to hire the pigeon/pest control company had been mentioned at the previous ARB meeting. MG and JM stated that as far as they were aware that it had not. JM said that he would submit the proposal to GR and Alasdair Manson by email.

JM

12.3 JL brought up the fact that many of the map notice boards in the lift lobbies had recently been smashed. It was also noted that a number of them did not actually contain any maps. It was suggested that an audit be carried out by the TMO to determine which notice boards had been damaged and/or did not contain maps. JM noted it as an action for GR (see section 6).

12.4 JL suggested that the WERA Leaseholder sub-group meet again. This was agreed. JM noted that all of its members would have to be contacted, as the group had not met since summer 2003.

JM / JL / MG

12.5 It was noted that the Service Team appeared to be carrying out a number of works in the gardens.

12.6 MG said that she had spoken to the Police using St. John's church about the disposal of their rubbish. It was noted that other users of the church were dumping bags of rubbish in the piazza's bins. It was also noted that the back stairs of the church were unsightly. It was agreed that an email would be sent to John Cook bringing these issues to his attention.

JM

12.7 JM noted that the WERA piazza events had proved quite successful. There were about 50 completed membership forms awaiting his attention. JM noted that more activities were required.

13. **Date of Next Meeting**

The next meeting will take place on either the 25th of January or the 1st of February at 7pm in the WERA Clubroom. The exact date would depend on the availability of the guest attendees.

The meeting then closed

..... Chair