



World's End Residents' Association

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Minutes of a WERA Committee Meeting held on Tuesday, 3rd of May 2005 at 7pm in the WERA Clubroom

Present:	Margaret Grayling (Chair) Joy Laven Eryl Humphrey Jones Brendan Kelly	Jules Montero (Secretary) Marye Kenton Caroline Fairchild
In attendance:	Gary Riley (Estate Manager)	
Apologies:	John Rendall (Treasurer) Maggie Byrne	

		Actions
1.	<p>Apologies</p> <p>The above apologies were accepted.</p>	
2.	<p>Dog Patrol</p> <p>GR explained that the dog patrol's initial three-month trial period had come to an end. GR said he had submitted a report to Ian Twyford recommending that the dog patrol continue to patrol the estate. The committee agreed. GR stated that he thought the patrol would probably operate until the end of the summer. GR added that, in addition, meetings were being arranged to try and determine whether the PCSOs might be able to do more to improve the security of the estate. MG asked whether committee members might be able to see the reports being logged by the patrol. GR said he would look into this. GR explained that the reports were sent to Lisa Neharty and Catherine Rock. MG asked whether the PCSOs and the dog patrol worked together. GR explained that they did, and that they had carried out joint patrols. GR stated that he felt that the dog patrol was proving effective and hoped that it would prove equally effective over the summer.</p>	GR
3.	<p>Central Heating</p> <p>JM reminded the meeting that the "switch-off date" for the central heating was approaching and asked for opinions as to when the heating might be switched off. After some discussion it was decided that the heating would be left on for now and the decision re-examined later in the month.</p>	All
4.	<p>Estate Manager's Update</p>	
4.1	<p><i>Barrier Gates</i></p> <p>GR stated that he had spoken to the Garden Nursery with regards to the proper use of the barrier gate and had also asked Jimmy to keep an eye on the barrier. GR confirmed that the dustmen who emptied the recycling bins also held a key to the barrier. MG raised concerns with regards to use of the road behind the barrier for parking by the Nursery, which she thought made the road feel less safe. Other committee members agreed.</p>	
4.2	<p><i>Garden Play Equipment</i></p> <p>GR stated that the play equipment for the gardens was due to be delivered the following day.</p>	

There was some concern at the lack of progress and the fact that the committee had not seen (or approved) the final design of the play equipment although it was being delivered and installed.

4.3 *Dogs*

GR stated that Environmental Health was to deliver “pooper scoopers” for the use of residents with dogs. Once these had been delivered a letter would be sent out to all residents with regards to responsible dog ownership. The letter would also ask residents to register their dogs with the TMO. GR stated that residents who allowed their dogs to foul in communal areas would be penalised. Several committee members proceeded to describe a number of recent incidents involving dogs. CF described a dogfight incited by several youths. GR took note of the incidents and recommended that in such cases committee members contact the Police and/or the RSPCA.

4.4 *Security / CCTV*

GR explained that a crime survey was to be carried out on the estate on the 10th of May. Once the survey had been completed it would make it easier to obtain funding for security improvements. MG asked whether it might be possible to route the signal from the new CCTV cameras in the lifts down to the concierge. GR felt that it was not feasible to do so independently of Floyd White’s security works. GR stated that he was aware of three different proposals for the management of the CCTV cameras in the lifts. It was noted that the committee had not been informed of these. It was suggested that the committee meet with Floyd White to discuss these proposals. GR stated that he felt the estate was generally “quieter”, although there were incidents of vandalism and graffiti, drugs and anti-social behaviour were on the decline.

JM

4.5 *Cleaning*

Committee members stressed their ongoing dissatisfaction with the cleaning, citing several cases where the cleaning was poor, ineffective or had simply not been carried out. Several committee members repeated concerns with regards to the ongoing dumping of rubbish by some residents and commercial leaseholders. GR suggested inviting Phil Howell from OCS to a WERA committee meeting to discuss these issues. This was agreed. It was noted that the cleaning contract for the estate was coming up for renewal.

GR, JM

4.6 *Other Issues*

EHJ and BK reported witnessing the door contractors use the new lifts to carry doorframes and other heavy items and equipment up Blantyre Tower. MK reported damage to a lift, which had apparently been caused by the door contractor. JL reported a number of minor problems with the new lifts in Greaves Tower.

MG suggested a meeting with Floyd White with regards to the new doors as some residents had raised a number of issues with regards to their design and installation.

JM

MK described how she had recently had problems with her balcony door, which required a replacement part. She described how, when she had reported the problem to TMO customer services, no one seemed to know how to deal with the issue. MK stated that she believed that a stock of spare parts was supposed to be available locally and that problems were to be dealt with by Velfac. GR confirmed that faults with the windows were to be reported to TMO customer services. They would contact the repairs contractor who would in turn contact Velfac.

5. **James' Retirement**

MG explained that James, the caretaker, was to retire before the end of the month. A discussion took place as to possible farewell gifts. It was agreed that a gift of £50 in value would be appropriate. GR agreed to email suggestions. The committee would then decide how to proceed.

GR, All

GR then left the meeting.

6. **TMO Proposals for RAs**

JM explained that the TMO’s tenant participation unit had sent through copies of their new grant policy and a model constitution, code of conduct and standing orders. JM noted that under the new grant policy WERA’s grant would be reduced from £400 a year to just £100 a year. The only

additional funding available would be “matched funding” for specific schemes. JM said he would distribute copies of the papers to all. The matter would be discussed at a subsequent meeting.

JM

7. Upcoming Meetings

Chelsea Sector Working Group – a special meeting to discuss the funding of local projects was to be held on the 4th of May at 6pm at the Police Station. EJH would attend; MG stated that she might also do so. EHJ asked for suggestions. The funding of workshops at the youth club over the summer was suggested.

West Chelsea Initiative – the initiative was to visit Cremorne Gardens on the 9th of May at 4.30pm to view the site of the new “riverside centre” and discuss the proposals with the architects. EHJ said she would attend, MK said she might also do so.

Lifts Site Meeting – to take place on Tuesday, 17th of May at 10am in the WERA Clubroom. It was noted that the day of the meeting had been changed from a Thursday to a Tuesday without warning. EHJ pointed out that the signs indicating the floors served by each lift were hard to read. JL reported ongoing minor problems with the lift in Greaves Tower. MK said she would attend.

8. Meetings Attended

Cremorne Ward Panel meeting – MG, JM, MK and JL had been present. A new Chair had been elected. The strategy / action plan for the ward was to be launched on the 23rd of May at an event to be held in the WERA Clubroom from 2pm to 8pm.

TMO Training for ARB Chairs – JR had attended a course on TMO finances. The notes were available from the reading tray.

Neighbourhood Conference – MG, JM and JL had attended. MG described the proposals for introductory and demoted tenancies. Redmond Lee from TMO finance had also given a short presentation on forthcoming changes to Council rents due to modifications of the housing subsidy. Papers were available from the reading tray.

Chelsea Festival – to take place between the 17th and 26th of June. Papers were available from the reading tray.

9. Any Other Business

JM had sent the committee’s comments on the cleaning to Toinette de Toit at the TMO. Subsequent to this a copy of the previous cleaning review report with a current date had been received. The committee were asked to confirm that all the previous issues were still outstanding.

MK suggested that WERA hold some meetings during the day to try and encourage more participation from residents unable to attend evening meetings. After some discussion it was agreed that MK would try and organise such a meeting, she would keep JM informed.

MK, JM

CF noted that money was available from the TMO to pay for baby-sitters and allow residents with young children to participate. JM said he would look into how this could be claimed.

JM

MK asked whether any more had been heard from the BBC person JM had previously spoken to. JM confirmed that he had not.

10. Date of Next Meeting

The next meeting will take place on either the 24th or the 31st of May at 7pm in the WERA Clubroom. The exact date would depend on the availability of those to be invited to attend.

The meeting then closed

..... Chair