



# World's End Residents' Association

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## Minutes of a WERA Committee Meeting held on Tuesday, 14<sup>th</sup> of June 2005 at 7pm in the WERA Clubroom

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<b>Present:</b>	Margaret Grayling (Chair) Joy Laven Maggie Byrne Eryl Humphrey Jones Brendan Kelly	Jules Montero (Secretary) Caroline Fairchild Marye Kenton Kaz Gasior
<b>In attendance:</b>	Catherine Rock	
<b>Apologies:</b>	John Rendall (Treasurer) Gary Riley	

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### 1. **Apologies**

The above apologies were accepted.

### 2. **Minutes of Previous Meeting**

#### 2.1 *Minutes of the meeting held on the 21<sup>st</sup> of May*

The minutes of the meeting held on the 21<sup>st</sup> of May 2005 were accepted as correct.

### 3. **Matters Arising**

#### 3.1 *Cleaning*

It was noted that the number of OCS cleaning staff who spoke Spanish (and little or no English) was very small, only two or three members of staff at most. The majority of the cleaning staff spoke English fluently. They were therefore more than capable of following any instructions given to them in English with regards to reporting dumped rubbish to the estate staff.

#### 3.2 *Dog Letter / Register*

CR confirmed that the letter had generated a response and that some residents had registered their dogs. However, it was clear that there were many more dogs on the estate that were not currently registered. MG asked whether residents were asking for, and using, the free "pooper scooper" bags available from the concierge and whether resident's details were being taken at the time they did so. CR stated that she did not know. CR restated that action would be taken against any residents whose dogs had been reported to the TMO but were not registered. Several committee members described how residents from other TMO-managed properties were bringing their dogs onto the estate. The name of a resident from a neighbouring estate, who frequently brought his dog onto World's End, was passed to CR.

#### 3.3 *Play Equipment*

It was noted that the installation of the new play equipment in the first floor gardens appeared to be complete.

### Actions

3.4 *WERA Special General Meeting*

The printed notices for the meeting had now arrived from Tenant Participation. All present were asked to take and distribute notices in their own (and other) blocks before the following Tuesday.

All

4. **Estate Manager's Update**

This item was deferred.

5. **Heating**

It was noted that both the heating and hot water had been turned off the previous weekend. Someone had apparently broken into the boiler room and turned off the supply of hot water. JM stated that no one had been paged to attend the incident. The system had been switched back on the following Monday morning.

JM asked everyone to agree that it was time to ask for the central heating to be switched off. Everyone agreed. JM would pass the request on to GR.

JM

6. **Special General Meeting**

The Special General Meeting was scheduled for Wednesday, 6<sup>th</sup> of June (see above).

7. **Newsletter**

JM stated that he felt the committee should try and complete and distribute the newsletter prior to the Special General Meeting as this would provide it with additional publicity. He asked all those present to contribute and send in their contributions. JM told the meeting that he was currently awaiting contributions from GR and Sgt. Phil Murray. CR said she would send something via GR.

8. **Finances**

MG explained that up until now a significant portion of the running costs of the WERA clubroom and office had been financed by the WEMO grant. Now that the WEMO right-to-manage development had come to a close this money would no longer be available to cover these expenses and WERA would have to do so.

It was noted that WERA's annual grant had been cut from £400/year to just £100/year, that WERA was currently in receipt of approximately £250/year in donations and that the association currently had approx. £600 in its bank account. It was also noted that, whilst the association should be receiving approx. £300/year in membership subscriptions, in practice the amount of money received was far lower (typically less than £50/year).

JM explained that the largest item currently paid for by the WEMO grant was the bill for the phone line in the office, of approximately £380/year. What remained of the WEMO grant would be used to pay for the phone line prior to the organisation's formal winding down, but once that happened WERA would have to take ownership of the phone line and pay for it, or have it disconnected. JM stated that the forthcoming bill (due in July) would be paid for by what remained of the WEMO grant, the subsequent bill (due in October) would most probably have to be paid by WERA. The general consensus was that the phone line should be kept, if at all possible.

Several committee members suggested that the Association needed to carry out some fund raising in order to cover its operating costs. Others suggested approaching Tenant Participation and asking them to attend a meeting at which the Association's finances could be discussed (particularly with regards to the reduction in the association's grant). JM agreed to do so.

JM

9. **Constitution**

JM handed out copies of a draft proposed constitution for WERA. He explained that the draft constitution had been in preparation for some time. It addressed all known issues with the current constitution and also included all of the items from the TMO's model constitution. It was based on a number of different models that had been obtained from other local authorities, the London Rent Tribunal and TPAS.

JM asked committee members to read the draft constitution and send any comments back to him. All comments, additions and amendments would be taken on board and included if at all possible.

JM outlined an approximate timetable leading up to the constitution's approval at the next AGM. This called for the committee to first agree and approve the new constitution, and for consultation to then be carried out with both Tenant Participation and residents, prior to the new constitution's presentation and approval at the AGM.

## 10. Meetings Attended

### 10.1 *Chelsea Sector Police Meeting*

EHJ had attended. Minutes were available from the reading tray. EHJ mentioned that the meeting had focused on issues arising from the new licensing laws, although the dog problem on the estate had also been touched upon.

### 10.2 *Cremorne Ward/World's End Community Panel Meeting*

MG explained that a small group of residents had met with the Police/PCSOs at St. John's church to discuss the problems of the estate and possible solutions. The key issues that had been identified were dogs, rubbish dumping and anti-social behaviour.

### 10.3 *Lift Works Site Meeting*

MK said she had attended the meeting. Minutes would be available from the reading tray. MK stated that it was expected to be the last meeting as the works were to be completed by the end of July. It was noted that the second lift in Blantyre Tower was to be tested the following week. It was then expected to be put into service. A one-year guarantee would apply to all the new lifts.

### 10.4 *Leaseholder Conference*

A number of committee members had attended the Leaseholder Conference held by the TMO at Chelsea Old Town Hall. Some problems with regards to invoicing had been discussed. The TMO had presented a new format invoice that the TMO hoped would address many of these problems. A question and answer session had also been held. Most felt that this had been far too heavily orchestrated, that too much time was spent answering the questions of leaseholders who had not even attended the conference and that, as a result, it was far less useful than it could have been.

### 10.5 *World's End ARB*

MG and JM had attended the ARB. Alasdair Manson had been asked to look at the possibility of the ARB funding additional refurbishment works in the ground floor lift lobbies (as the works currently being planned as part of the communal redecoration works were felt to be insufficient). He had agreed to do so. All outstanding items from the ARB (notice boards, the Blantyre centre, benches, bins) had also been discussed. AM had proposed funding the "conversion" of the security guard post outside the residents' car park in Edith Yard into a "low-level planter". Terry Guppie had suggested the installation of additional fencing around the flowerbeds in the garden behind Blantyre Tower. EHJ confirmed that this had already been installed.

## 11. Upcoming Meetings

### 11.1 *TMO Fun Day*

It was noted that this was scheduled to take place on Saturday, 9<sup>th</sup> of July in Holland Park.

### 11.2 *Ashburnham Primary School Summer Fair*

It was noted that this was also scheduled to take place on Saturday, 9<sup>th</sup> of July.

### 11.3 *"State of the Borough"*

A meeting/conference/presentation on the "state of the borough" was scheduled to take place on the 22<sup>nd</sup> of June, at 8pm in the Town Hall. Residents Associations had been invited to attend.

11.4 *Meeting with Ian Twyford, re: "local management"*

JM had arranged an informal meeting with Ian Twyford on the 22<sup>nd</sup> of June at 7pm in the WERA Clubroom to discuss "local management". All WERA and WEMO committee members were invited, and encouraged, to attend. There was a brief discussion in which a number of committee members stated that they felt the TMO needed to have something substantial for the meeting to consider. JM stated that he had already asked Ian Twyford to do so.

11.5 *Contractor Co-ordination Meeting*

Scheduled to take place on Tuesday, 5<sup>th</sup> of July at 10.30am in the Blantyre Center.

11.6 *Ashburnham Primary School Quiz Night*

On the evening of the 23<sup>rd</sup> of June in Ashburnham Primary School. All were invited.

12. **Any Other Business**

CF asked why the paladin bins in Whistler Tower had been withdrawn without notifying the residents. This had caused the residents to simply dump their rubbish outside the block entrance. CR stated that a letter had gone out. CF confirmed this to be the case but the letter had gone out after the bins had been removed. Several committee members felt that all of the paladin bins should be gradually removed from outside the block entrances and residents encouraged to use the large rubbish chutes on the walkways to dispose of large items of rubbish. CR suggested a letter to all residents. Several committee members suggested new notices on the chutes in the towers, asking people to use the chutes on the walkways to dispose of large bags of rubbish.

CR confirmed that criminal charges were to be brought against the youths that had been caught vandalising the lift on the lift's CCTV cameras.

It was noted that notices with regards the availability of free "pooper scoopers" had been put up around the estate.

CF suggested that Mark Perrot be invited to a WERA meeting to discuss the refurbishment of the World's End Piazza toilets. This was agreed. JM would try and arrange a meeting with Mark Perrot, most probably after the summer break.

JM

MB said that there had been an incident in Whistler Tower at around 9.45pm on Saturday night. JM would pass this information on to GR for further investigation.

JM

MG stated that the recycling bin outside the Youth Club had been set on fire. Although the Council's recycling department had been notified of the incident the bin had not yet been removed. It was suggested that the recycling department be told that some of the recycling bins were not suitable for the estate and that suitable replacements should be installed instead, and that a representative of the recycling team be invited to attend a future WERA meeting.

13. **Date of Next Meeting**

The next meeting was tentatively scheduled for the 12<sup>th</sup> of July, the week after the Special General Meeting.

The meeting then closed

..... Chair