



World's End Residents' Association

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

Present:	Margaret Grayling (Chair) John Rendall (Treasurer) Eryl Humphrey Jones Kaz Gasior	Jules Montero (Secretary) Joy Laven Monica Boholst
In attendance:	Gary Riley	
Apologies:	Marye Kenton	

	Actions
<p>1. Apologies</p> <p>The above apologies were accepted.</p>	
<p>2. Minutes of Previous Meeting</p> <p>2.1 <i>Minutes of the meeting held on the 14th of June.</i></p> <p>Under item 6, it was noted that the date of the General Meeting was the 6th of July, not the 6th of June. This was corrected. The minutes of the meeting were then accepted as correct.</p>	
<p>3. Matters Arising</p> <p>3.1 <i>Cleaning</i></p> <p>GR stated that he believed that the majority of the estate cleaning staff did not speak English. After some discussion it was clear that there was some uncertainty as to exactly which OCS staff were assigned to, and worked solely on, the World's End Estate. GR said he would investigate.</p>	GR
<p>3.2 <i>Dog Register</i></p> <p>GR confirmed that names and addresses were collected when the concierge handed out "doggie bags" to residents. It was noted that there was, at the last count, 11 households who had registered their dogs with the TMO and that the TMO were aware of a further 3 households with unregistered dogs. There was some concern as to whether the register was working but GR said that he felt progress was being made. MG said that a resident had described how they had offered to supply a list of dog owners to TMO staff, but had been refused. GR stated that he was unaware of the incident and that he was not the member of TMO staff involved.</p>	
<p>3.3 <i>Lifts Site Meeting</i></p> <p>EHJ stated that the outstanding faults to the lift in Blantyre Tower had not yet been repaired. It was noted that Thyssen and Shreeves were due to hold a meeting on the estate to deal with all outstanding faults. EHJ stated that the lift door tracks were still not being cleaned adequately. GR stated that these were supposed to be cleaned on a weekly basis, although they were often cleaned more often.</p>	

3.4 *World's End ARB*

The proposal to use ARB money to fund the refurbishment of the ground floor lift lobbies beyond what was planned as part of the communal redecoration works was discussed. JR noted that the works currently aimed to "restore" the lift lobbies to their original condition through the use of similar materials as the existing. Several committee members noted that the lift lobbies were in such a dreadful state, that significant refurbishment, not patchwork repairs, were required.

The existing proposal to refurbish the Blantyre Centre was discussed. At the ARB, AM had suggested that the funds be used for something else as there was no immediate need for the Centre. GR stated that some of the contractors working on the estate were interested in using the centre and they could probably be convinced to redecorate once their work had been completed.

JM described the proposal to use ARB funds to convert the security hut outside Edith Yard car park into a planter. This was generally agreed. JM then described a proposal to use ARB money to carry out minor refurbishment works within the car park itself. The committee did not believe these were an acceptable use of ARB funds, as it would not benefit all residents.

EHJ asked whether the proposal to paint the floor of the tower landings was still due to proceed. GR said that this was on hold until a number of issues with the painting of the stairwell floors, which had been previously carried out using ARB funding, had been resolved.

MG noted that they had yet to receive a summary of the previous year's expenditure or an estimate of the funding that was to be available in the coming year. GR said he would try and obtain the relevant figures.

GR

4. **Estate Manager's Update**

4.1 *Licensing Changes / Applications*

GR explained that Riley's Pub had applied for a change to their license under the new licensing laws but that the World's End Pub had yet to do so. JM stated that the Council had sent WERA a guidance booklet on the new licensing laws. EHJ explained that all licensed premises were required to re-apply for their licenses, and that some might choose to apply to extend or change their license. The application from Riley's Pub wished to extend the establishment's opening hours and permit "live entertainment". WERA would submit observations on the application. A number of committee members stated that they would also do so individually.

4.2 *Security Works / CCTV*

GR stated that he had now received the specification and site diagrams for the new CCTV cameras that were to be installed as part of the security works and that a walkabout with the consultants from Pellings to inspect the proposed camera sites was to be arranged. It was noted that WERA had not received copies of the report or maps. GR said he would try and obtain copies of both items for the committee to examine.

GR

4.3 Lifts

GR stated that Thyssen would be checking all of the new lifts on the estate prior to vacating the site. He asked that committee bring any outstanding problems with the new lifts to his attention.

All

4.4 Walkway Roofs

EHJ described water pooling on the walkway flat roofs. She also pointed out that the rubbish dumped on the roofs which had been pointed out the previous year was still there. GR said he would investigate. GR noted that the OCS staff were unable to clean the roofs for health and safety reasons and that cleaning the roofs was a "special" job.

GR

4.5. *Pest Control*

JL asked how residents could arrange for the pest control operatives to visit their flats. GR stated that residents should come to the Concierge to make an appointment; Rentokil operatives were on the estate every Friday.

4.6	<i>Police Event</i>	GR asked the committee about the arrangements for the upcoming Police event on the Piazza. JM stated that he had not yet received any information and suggested GR contact Sgt. Phil Murray directly. GR noted that the event taking place at the same time as an event at Flashpoint.	
5.	Walkways	The Section 20 notices for the last two phases of the walkway refurbishment works had gone out. A meeting had been arranged with Sarah Everson and the consultants from Shreeves to discuss the problems that had been encountered during the previous phases of the works as well as investigate the suitability of alternatives to Triflex. It was noted that there were a number of concerns with the Triflex, particularly with regards to its long-term maintainability and whether it could be kept clean. JM wished to submit WERA's observations following that meeting and asked that committee members send their observations to him for inclusion.	All
		MG noted that the now-redundant cabling along many of the walkways had yet to be removed, although WERA had pointed it out at the end of the previous phase of works and had been told that they would be removed. GR said he would ask the Clerk of Works to investigate.	GR
6.	New Licensing Laws	See item 4.1 above.	
7.	Hanging Gardens / KCEL Grant	JM said he had received an email from Alasdair Manson asking for written confirmation from WERA that the refurbishment works to the hanging gardens along World's End Place and the Piazza had been completed. JM asked GR whether he believed the works were complete. GR said that he did not think they were. JM said he would discuss the matter further with AM. EHJ stated that she would discuss this with Terry Guppy at their forthcoming meeting (see item 10.1 below). GR said he would try and attend that meeting.	JM
8.	Police Event on Piazza	See item 4.6 above.	
9.	Constitution	JM said he had now distributed a second draft of the proposed constitution and had spoken to Alethea Dougall at Tenant Participation. He asked all committee members to examine the second draft and send him their comments as soon as possible.	All
10.	Upcoming Meetings		
10.1	<i>Grounds Maintenance</i>	EHJ had arranged a meeting with Terry Guppy to be held on Wednesday, 13 th of July. They would be discussing the planting in the gardens and the refurbishment of the high-level planters.	
10.2	<i>Drains</i>	JR had arranged a walkabout with Liam Good to be held on Wednesday, 13 th of July to discuss the condition of the drains in and around the World's End Piazza and car parks.	
10.3	<i>Walkways</i>	A walkways meeting / walkabout had been arranged to take place on Thursday, 14 th of July with Sarah Everson and the consultants from Shreeves. See item 5 above.	
10.4	<i>Leaseholder Services Sub-committee</i>	A meeting of the TMO's Leaseholders Services Sub-committee was scheduled to take place at 6.30pm on Tuesday, 12 th of July at the Town Hall.	

11. **Meetings attended**

11.1 *TMO Fun Day*

GR had attended. The event had been well attended and GR felt it had been quite successful.

11.2 *Ashburnham Primary School Summer Fair*

This had been cancelled.

11.3 *Meeting with Ian Twyford, re: local management*

The meeting had taken place on the 22nd of June as planned. A number of committee members had attended and it was generally felt that the discussion had been productive. IT would now discuss the issues raised with the TMO executive before any further meetings were arranged.

11.4 *Contractors Co-ordination Meeting*

MG had attended the contractors co-ordination meeting held on the 5th of July. The minutes of the meeting would be available from the reading tray. It was suggested that Floyd White be invited to a meeting with WERA representatives prior to his departure to discuss the current progress of the projects he had been managing.

11.5 *PCCG*

GR noted that the PCCG meeting had recently been held in the WERA clubroom. He had attended and had been surprised to find that no WERA representatives were present. He suggested that WERA send representative to future meetings of the PCCG. It was noted that the meeting was open to the public and that invitations were not necessary.

12. **Any Other Business**

12.1 MG stated that the tenders for the communal redecorations that had been submitted to the TMO had subsequently been found to be incorrect/incomplete and the works were likely to be delayed.

12.2 MG described how the previous Thursday (the day of the London bombings) both the overnight security guard and the dog patrol had been unable to attend. Neville had stayed behind and carried on working throughout the night voluntarily and without being asked to do so. The committee expressed their appreciation for Neville's commitment to the estate's residents.

12.3 MG asked why those renting the Flashpoint centre were able to use the adjoining playground as a car park; as had happened recently. GR said that he believed that both the centre and playground were rented out together and that the playground could be used for parking.

12.4 JR asked whether A.E. Williams staff made use of the Edith Yard car park. GR said that they did not use the car park to park their vehicles but they did make use of lock-ups within the car park.

12.5 EHJ described a poor quality repair to the ground floor stairwell access door on in Dartrey Tower. GR said that all communal repairs found to be non-standard were inspected and the contractor asked to remedy the situation and that he would investigate.

13. **Date of Next Meeting**

The next meeting was scheduled for the 16th of August.

The meeting then closed.

..... Chair