



World's End Residents' Association

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Minutes of a WERA Committee Meeting held on Tuesday, 16th of August 2005 at 7pm in the WERA Clubroom

Present:	Margaret Grayling (Chair) Caroline Fairchild Joy Laven Maggie Byrne	Jules Montero (Secretary) Marye Kenton Eryl Humphrey Jones
In attendance:	Alethea Dougall (Tenant Participation Manager, TMO) Gary Riley (Estate Manager, TMO) Catherine Rock (TMO) Francis Alexander (Chelsea Theatre)	
Apologies:	John Rendall (Treasurer) Lisa Nerhati (TMO)	Monica Boholst

1. **Apologies**

The above apologies were accepted.

2. **Minutes of the Previous Meeting**

The minutes of the meeting held on the 11th of July were accepted as correct and approved.

3. **Matters Arising**

Action Point 4.3 – JM had submitted a list of outstanding issues with the new lifts.

Action Point 5 – JM had submitted the Association's response to the Section 20 notice. JM noted that as no other suitable walkway surfaces had been identified that it was likely that Triflex would also be used in the final phase of the works.

Action Point 7 – JM had eventually been able to obtain sufficient information from AM and TG to determine which hanging gardens had been refurbished. JM stated that six hanging gardens along Dartrey Walk and Middle Dartrey Walk had been refurbished with the £25,000 grant.

4. **Alethea Dougall (AD), Tenant Participation (TP)**

AD was welcomed to the meeting. She thanked WERA for the invitation to attend.

AD said she had been asked to describe the recent changes to RA funding made by the TMO. AD explained that the TMO had traditionally given RAs £100 (for the first 20 members) and then an additional £2.50 per member up to an upper limit of £400 in line with TPAS recommendations. The grant could be used to cover any of the RA's expenditure. Under the new scheme all Ras would receive the £100 and then be able to claim their additional expenses from the TMO, up to a maximum of £400. RAs would need to "apply" for the additional funds by submitting evidence of their expenditure. In addition the TMO was willing to "match fund" events, such as fun days or day trips or similar. Finally, RAs were now expected to submit their accounts to the TMO.

Actions

AD stated that she hoped that the changes would encourage RAs to actually put their grant to good use; she noted that some RAs had been receiving large grants but not spending them and that as a result they had accumulated large amount of money which was not being used. AD stated that she also hoped the changes would encourage RAs who did not currently claim their grant to do so in future. AD explained that she intended to make full use of the funds available to her department for RAs but that she also wished to ensure that they were being used properly.

AD stated that the changes to RA grant funding had been made in consultation with a working group of residents. This group had also helped produce the new model constitution, code of conduct and standing orders which had subsequently been sent to all RAs. AD explained that she had discussed the new constitution with MG and JM at a meeting held the previous week. JM explained that he would be making a number of changes to the draft constitution following that meeting and hoped to have a new draft for the committee and AD to look at in the near future.

AD was asked whether the TMO would be willing to pay for baby-sitting and/or childcare, which would allow some parents to attend WERA meetings and/or the WERA AGM who might otherwise not be able to do so. AD suggested submitting a bid for funds to cover childcare costs to her department, which would then consider funding it. AB stated that she welcomed any and all proposals and enquiries with regards to proposal to encourage greater resident participation.

AD was asked how RAs dealt with low turnouts and a general lack of interest amongst residents. AB stated that this was a common problem: how to encourage residents to attend committee or public meetings. AD stated that RAs did need to come to terms with the problem in a general sense (it was impossible to get everyone involved) but that steps could still be taken to encourage residents to attend. AD suggested providing enticements (food, wine etc) as one particularly good way to encourage people to attend meetings.

AD was thanked for attending. She then left the meeting.

5. **Regeneration of World's End Piazza**

JM explained that a paper had been prepared with regards to the proposed refurbishment of the World's End Piazza. Copies of the paper and plans of the proposals were distributed. JM stated that a second exhibition and consultation event was planned to take place on either the 6th or 8th of September. One date was for the public consultation, the second for "interested parties" to examine the proposals.

The committee examined the proposals.

A number of committee members expressed concern at the fact the new proposals included an "event space" and wanted to know what the Council intended to use it for? FA said that it did not make sense to include an event space if there was no contingency in the proposals for the management and funding of the space.

FA asked why the proposal for the new Piazza surface to extend across the King's Road had been removed. MG explained that it had not gained the support of the members of the West Chelsea Initiative, who managed the proposals. In addition the original surface was not suitable for use as a road (although it was noted that the new proposals intended to use a different surface). FA stated he was interested to know what else had been removed from the original proposals and why. JM said that the issue of funding the refurbishment works had caused a number of compromises to be made to original design; Councillors would not approve the funding of a proposal with which they disagreed. FA stated that he fully supported the proposals to regenerate the Piazza but that he would be taking up a number of issues – seating, the event space in the centre of the Piazza – at the public consultation. FA stated that he felt that without proper planning the events space was not a good idea. The committee agreed. JM explained that should the proposal for the Piazza to be adopted by the Council's highways department proceed following the Piazza's refurbishment that the Council's planning/licensing department, not the TMO, would most probably control the use of the space.

MG told the meeting that funding for the proposals was available. GR stated that the second option described in the paper (a "green" granite surface) had been chosen. MG stated that funding for this had been obtained from a number of sources including the HRA (£250,000), the Better City Life Reserve (£600,000), the Cremorne Gardens rent (£300,000) and the Car Parking Reserve (£150,000+).

There was a lengthy discussion. It was noted that committee members had many questions and many issues. MG proposed holding a meeting with Mark Conyers from RBK&C and representatives of the architect to discuss the proposals further before the public consultation. JM said he would try and arrange a meeting. JL suggested that, if it proved impossible to arrange a meeting prior to the consultation, members submit their queries to JM who would pass them on.

AF then left the meeting.

Estate Manager's Update

Actions from Previous Meeting

Action 3.1 – GR stated that a meeting with OCS was still to be arranged.

Action 3.4 – MG asked GR for a summary of the previous year's expenditure. GR stated that it had been £28,000 as a number of projects had been match funded with ARB funds. GR stated that the ARB budget for the current financial year was expected to be approx. £30,000. EHJ asked whether the ARB was still going to fund the painting of the tower landing floors. GR confirmed that was still the case although there were a number of outstanding issues that had to be dealt with.

Action 4.2 – GR had loaned WERA copies of the specification and plans for CCTV.

Action 4.4 – GR stated that the walkway roofs would be cleaned but that as it was not covered by the cleaning contract the work would need to be tendered and was likely to prove expensive. If an agreement could be reached with a suitable cleaning contract it was hoped that they could be cleaned twice a year. EHJ noted that water was still pooling on many of the roofs.

Other Matters

GR explained that the handyman scheme had now been operation on the estate for approximately four weeks. The handyman's name was Charlie; he was multi-skilled and had a lock-up in the tunnel. GR explained that jobs were still logged through the customer service desk, which would determine whether it was a task for the handyman or whether another operative would attend.

GR stated that he had held a meeting with the manager of the children's home. The manager wished to meet with WERA. The committee was agreeable to this. GR said he would arrange it. GR stated that a recent complaint made to WERA concerning the home was being dealt with.

EHJ asked GR what was happening with the dog patrol. GR said that the patrolman currently working on the estate was only doing so temporarily and that they were awaiting a permanent officer. GR said that incidents of the concierge security guard sleeping on duty had been brought to his attention. GR stated that the TMO were looking to have one company provide both services.

GR stated that the issue of the World's End Pub leaving rubbish on the Piazza had been brought to his attention. Unfortunately he had hoped that the Police would help deal with incidents of rubbish dumping but that as a result of the bombings they had not been available recently. GR stated that he had already spoken to the dentist concerning a similar incident.

JL asked for an update on the dog situation. CR stated that a letter would be going out to all residents asking them to register their dogs before the end of September. Action would be taken against any residents with unregistered with dogs after this date although it had not yet been determined what that action would be. GR stated that recent walkabouts with the dog warden had not spotted any dogs or dog owners causing problems. Several committee members suggested that a walkabout take place in the evening. GR said he was trying to arrange this.

GR said that the Fire Brigade had said thanks for the use of the underground car park. GR noted that they had also cleaned up some of the pigeon mess in the area.

GR was asked about an A.E. Williams vehicle, which was parking on the estate overnight. The vehicle initially parked in Edith Yard but was now parked in Blantyre Street. GR asked that committee members send him the details of any such vehicles. The details that had been supplied of a vehicle had been passed on and the issue was being dealt with. EHJ noted that the vehicle in question was at that very moment parked in Blantyre Street in front of the Under 5s centre.

GR and CR then left the meeting.

6. **Estate Security Works**

JM stated that GR had lent WERA a copy of the report and camera sighting plans. These were available from the reading tray. He asked everyone to take a look.

All

7. **Meetings Attended**

7.1 *Grounds Maintenance* – EHJ had attended a meeting with Terry Guppy.

7.2 *Drains* – JR had attended a meeting with Liam Good with regards to the drains in the Piazza and estate car parks.

7.3 *Walkways* – JM and JR had attended the walkways meeting. A number of concerns with the current walkway surface, including the cleaning problems, were highlighted and Shreeves were asked to investigate alternatives to Triflex.

7.4 *Police Ward Panel Meeting* – MG and MK had attended the Police Ward Panel meeting. The meetings were to be held on the first Tuesday of each month. This meeting had been to set up the ward panel committee.

7.5 *Tenant Participation* – MG and JM had met with AD the previous week (see above).

7.6 *Security Works* – MG, EHJ and JM had attended a meeting with Valerie Sharples. They had discussed the upcoming major works (communal redecorations, garden works, CCTV cameras) and had met Floyd's replacement. Floyd had now left the TMO.

8. **Upcoming Meetings**

8.1 *Police Ward Panel* – on the 6th of September in Dacre House.

8.2 *Piazza Consultation* – on either the 6th or 8th of September in the Chelsea Theatre.

9. **Any Other Business**

MG stated that she had received a Section 20 notice with regards to a 10-year, borough-wide contract for the provision of cleaning and gardening services. JM said that he would be replying to the Section 20 notice on behalf of WERA and asked committee members to send him their comments for inclusion in the response.

All, JM

MG stated that the lift floors in Berenger Tower were back in a poor state. They had been cleaned after the recent environment audit that had been carried out by the Police (as their poor state had been noted at the time) but had not been cleaned properly since. Others agreed and stated that the situation was common throughout the estate.

JL asked whether anyone had noticed the recent increase in gangs of youths loitering on the estate. A number of committee members reported an increase.

10. **Date of Next Meeting**

The next meeting was scheduled to take place on the 13th of September. JM stated that he would try and arrange a meeting with Mark Conyers with regards to the Piazza proposals before then.

JM

The meeting then closed.

..... Chair