

World's End Residents' Association



16 Blantyre Street
World's End Estate
London SW10 0DS
Tel: (020) 7795 3095
Email: wera@worlds-end.org.uk
Web: www.worlds-end.org.uk

Minutes of the WERA Meeting held on Tuesday, 8th of November 2005 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present: Margaret Grayling (Chair) Jules Montero (Secretary)
John Rendall (Treasurer) Caroline Fairchild
Helen Morris Marye Kenton
Joy Laven

Apologies: Eryl Humphrey Jones
Kaz Gasior
Maggie Byrne
Gary Riley (Estate Manager)

	Actions
<p>1. Apologies</p> <p>The above apologies were accepted.</p>	
<p>2. Review of WERA AGM / Minutes of AGM</p> <p>JM distributed draft copies of the minutes of the AGM. All committee members were asked to read the minutes in their own time and feed any comments and/or changes back to JM. MK noted that a resident had asked about the recent problems with the heating/hot water but that this was not described in the minutes. JM said he would amend the minutes accordingly. JM said that once he had received everyone's comments and the minutes had been finalised he would include a copy with the Association's grant application and send it to the TMO's tenant participation department.</p>	JM
<p>3. Estate Manager's Update</p> <p>This matter was deferred.</p>	
<p>4. Heating Problems</p> <p>MG summarised the recent problems with the communal heating and hot water. JM then described the ongoing maintenance works to the heat exchangers of two of the estate's boilers. JM said that he had also discussed the problems with Ian Twyford and had suggested to him that the TMO should write to all residents informing them of the problems with the communal heating and hot water supply and the progress the TMO had made in trying to resolve them. It was noted that some residents had been forced to use their immersion heaters for hot water at their own expense. It was generally felt that these residents should be reimbursed by the TMO. A number of committee members queried why the maintenance work to the heat exchangers had not been carried out during the summer, when the system was not being used to provide heating, rather than now. It was also suggested that WERA ask for a copy of the maintenance contract. JM said he would ask GR to pass these questions and the request for a copy of the contract on to the relevant TMO staff. MK suggested that Phil Holland was probably the appropriate contact at the TMO.</p>	JM
<p>Edith Grove Car Park</p> <p>MG tabled a planning notice, which had been received from the Council's planning department. JM explained that the planning notice was for the proposed change of use of the Edith Grove car park,</p>	

which was currently vacant and unused. The change of use was to allow the commercial use of the car park. The applicant was the Council itself.

JM noted that the planning application had been expected, as the Council now wished to put the car park to commercial use and was expected to rent it out to a car park operator in the near future. JR noted that this was not how Cllr. Moylan and other Councillors had previously said that they wished the car parks to be used; they had stated that they wished to encourage greater use of the car parks by the estate's residents.

MK asked whether the TMO were likely to want to operate the Edith Grove car park. JM said that based on the content of a proposal drafted by Alasdair Manson for the West Chelsea Initiative he believed that they did not intend to, but that they would continue to manage the Edith Yard car park. Several committee members noted that the Edith Yard car park was not being properly managed. There were plenty of vacant car park spaces in the car park but the TMO appeared to be unable to rent them out to either the estate's residents or local residents within sensible time-scales.

MK asked where the residents of the 14 new flats above Somerfield could park their cars. MG stated that they would be able to rent a space in the Edith Yard car park from the TMO, like other local residents.

There was some discussion as to whether any revenue from the renting out of the Edith Grove car park to a commercial operator would go into the HRA or the Council's parking fund. It was generally felt that the money should go to the HRA. It was noted that a properly managed car park of that size could easily generate over £500,000/year in income.

Committee members were asked to make any observations on the application that JM could include in a reply. The following were noted:

- That the car park's primary purpose should remain to provide parking for the estate's residents and those living/working nearby.
- That space should be set aside within the car park for visitors and contractors visiting or working on the estate.
- That space should be ear marked within the car park for use as an overflow for the Edith Yard car park, should that become full.

JM would submit a formal response to the Council's planning department.

JM

5. **Proposed Security Works**

A discussion took place with regards to the proposed estate security works. The following observations were noted:

- That the security works had now been split into two separate projects, one for the CCTV and one for the zoning and new door entry system. There was some concern that the works had been split in this way, which many felt was unnecessary. It was also felt that that proceeding with the installation of CCTV before zoning the estate was unwise. There was also concern that having installed the CCTV the TMO might then decide not to proceed with the zoning and new door-entry system. This was contrary to the desires of both WERA and the estate's residents, both of whom had expressed a preference for zoning the estate, not the installation of over a hundred CCTV cameras. Several committee members stated that a security system without zoning (i.e. CCTV-only) was likely to be ineffective, would not provide the estate's residents with the security they wanted, and was therefore completely pointless.
- That the TMO had repeatedly stated that "legal issues" were holding up the zoning and new door entry works but had never provided WERA with specific details. It was suggested that WERA Committee members try to clarify the legal situation as soon as possible.
- There was some concern that the designs/plans for the CCTV and zoning that were currently in WERA's possession did not appear to indicate that the two designs were particularly complementary. It was noted that once the zoning was implemented that most of the CCTV cameras that were to be sited in the walkways would be located WITHIN the zoned areas and

would provide little or no coverage of the actual entrance/exit to each zone or of those portions of the walkways that remained outside the zoned areas.

- There was some concern that there did not appear to have been any traffic analysis carried out. The entry/exit routes for residents and visitors appeared to be based solely on the design of the CURRENT security system (which committee members consider fundamentally flawed), not any new research, and did not take into account how the estate's residents and visitors actually travelled through the estate.
- That at the meeting held in August with the project managers and consultant that WERA had asked that ALL residents be properly consulted before either the CCTV or zoning works proceeded. GR had then stated at the WERA AGM that an open meeting for the security works was being planned but WERA had yet to receive any details of this open meeting. It was suggested that details for this open meeting be obtained as soon as possible.

JM was asked to arrange a meeting with the project managers and consultant for the security works so that these issues could be discussed and addressed as a matter of urgency.

JM

6. Use of WERA Clubroom

6.1 *Eid Celebration*

MG told the meeting that the Chelsea Asian Womens Group wanted to use the clubroom for an Eid celebration on the 21st of November. The Committee agreed that the clubroom was not suitable and should only be used for community or educational purposes, not parties or celebrations. The request was therefore turned down. MG or JM would inform the group.

MG / JM

6.2 *Regeneration Trust*

JM told the meeting that the Regeneration Trust wished to use the clubroom on Wednesday mornings (11am-12.30pm) to hold a "coffee morning" for a group of ladies, most of whom were residents. JM stated that he had already consulted most of the Committee prior to the meeting and that all had agreed to allow the clubroom to be used for this purpose. He had informed the organiser accordingly. CF had also shown the organiser around the clubroom.

6.3 *Yoga Classes*

JM said that he had received a request for a yoga class to be run from the clubroom on Tuesday evenings. JM had explained to the instructor that the clubroom was used by WERA on Tuesday evenings and was therefore not available. The instructor had proposed only running the class when the room was not being used by WERA. JM said that he could provide the instructor with a list of dates on which the room was available in advance. It was agreed that the classes could be held as long as they did not interfere with WERA activities. JM would inform the instructor.

JM

6.4 *Over 50s Christmas Party*

HM requested the use of the clubroom for the regular, annual Over 50s Christmas party on Thursday 15th and Friday 16th of December. JM said he would inform the groups who had booked the clubroom on those dates that the room was to be used by the Over 50s.

JM

6.5 *Heating*

It was noted that the heating in the clubroom did not appear to be working. JM said he had already reported it. Several Committee members noted that it was part of the communal system and the fact that it was not working suggested that there was probably no heating elsewhere on the estate.

7. WCI Grant Application

JM told the meeting that MG, JL and himself were preparing an application for a grant from the West Chelsea Initiative (WCI). The grant application would be for approximately £6,000. This would allow WERA to replace all the old tables and chairs in the clubroom, purchase a new computer, printer and photocopier, purchase filing cabinets, storage cupboards and lockers (for the use of both WERA and the other groups using the room) and upgrade the lighting within both main rooms

of the clubroom. JM asked committee members to consider whether they should apply for funding for anything else, noting that the maximum funding available was £10,000.

It was noted that the Youth Club had previously applied for a grant to the WCI and received £7,500 in funding for the purchase of new computer equipment although the equipment had yet to be purchased. JR noted that the mural on the exterior of the Blantyre Centre was also funded by a grant, although he did not from where. The work was to be carried out by a professional artist and cost £2,000. A design had yet to be chosen.

8. Meetings Attended

8.1 Ward Panel

MG and JM had attended a Ward Panel meeting held on the 1st of November in St. John's church. MG told the meeting that P.Sgt. John Higgs had now taken over from P.Sgt. Phil Murray. MG said that there had been a guest speaker at the meeting from the north of the borough (Holland Park) who was active in community empowerment. Future ward panel meetings were to be held on the first Tuesday of every month. The next meeting would be held on the 6th of December.

8.2 TMO Leaseholder subcommittee

JM and JR had attended a meeting of the TMO's Leaseholder subcommittee on the 25th of October at the Town Hall. JM noted that after the meeting the chair had asked those leaseholders present who lived on large estates to give her their opinions on the performance of the current estate cleaning and gardening contractors, as she was to be involved in interviewing the new, prospective contractors during the upcoming tendering process. The next meeting would be held on the 13th of December.

8.3 Contractor co-ordination

A contractor co-ordination meeting had been held at the Town Hall on the 26th of October. No one from WERA had been able to attend. JM had asked that future meetings be held on the estate.

9. Upcoming Meetings

9.1 TMO AGM

Due to take place on Monday, 14th of November at 7.30pm at the Town Hall. A number of committee members said they would attend.

10. Any Other Business

CF asked that Mark Perrot of the Regeneration Trust be invited to a meeting. Mark wished to discuss the refurbishment of the area underneath St. John church that formerly housed the piazza toilets with the Committee. JM said he would do so.

JL suggested that WERA ask GR to provide an update on the TMO's progress in dealing with the dog problem on the estate. HM stated that the forms to register dogs were not available from the concierge and that she had not received a letter or leaflet asking her to do so.

11. Date of Next Meeting

The next meeting was scheduled for Tuesday, 29th of November at 7pm in the WERA Clubroom. The subsequent meeting was tentatively scheduled for either the 13th or 20th of December.

The meeting then closed

..... Chair

JM