

World's End Residents' Association



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Minutes of the WERA Meeting held on Tuesday, 29th of November 2005 at 7pm in the WERA Clubroom, 16 Blantyre Street

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| Present: | Margaret Grayling (Chair) Eryl Humphrey Jones Caroline Fairchild Maggie Byrne Monica Boholst | Jules Montero (Secretary) Joy Laven Marye Kenton Helen Morris |
| In Attendance: | Mark Perrot (Regeneration Trust) Graham Watkins (Regeneration Trust) Jessica Davies (Regeneration Trust) Gary Riley (TMO) Catherine Rock (TMO) | |
| Apologies: | John Rendall (Treasurer) Flora Levi | |

1. Apologies

The above apologies were accepted.

2. Mark Perrot, Regeneration Trust

The Chair welcomed Mark Perrot, Graham Watkins and Jessica Davies to the meeting. The Committee introduced themselves in return.

Graham Watkins gave a presentation on the work carried out by the Regeneration Trust and the Community Church, both from the facilities on the estate, and those in Edith Grove. These included activities for both children (homework club, Boys Brigade, Girls Club, Jam, Youth Jam, mentoring and home visits) and adults (community lunch, women's keep fit, night shelter and other one-off events). It was noted that many of the activities were non-denominational and that all communities were encouraged to attend.

Mark Perrot then gave a presentation on the works they wished to carry out to both the existing site on the estate (units 8, 9 & 10 World's End Place) and the disused toilets on the Piazza.

"Phase 1" was for the site at World's End Place to be expanded. The site would be enlarged out onto the pavement of World's End Place to permit the internal rebuild of units 9 and 10 and the installation of a recording studio in unit 8. A planning application for this work would be forthcoming.

"Phase 2" were the plans for the disused toilets on the Piazza. These had now been modified to accommodate a dance studio as well as IT. The basic plans for the actual building work did not appear to have changed from those presented previously. The plans include a "juice bar", building out to the columns and under the stairs, relocating the stairs to St. John's church four feet eastwards into the Piazza, providing space to accommodate a lift for the church and expanding out to the front of the building towards the Kings Road. Mark noted that they had already received planning permission for these works. The works had been held up by negotiations with the church for the relocation of the stairs. He hoped these negotiations would conclude shortly and allow the

Actions

stairs to be relocated before the other works to the Piazza commenced. Mark stated that he had already discussed the amended proposals with the Borough Valuer.

There was some discussion as to how the works were to be funded. Mark explained that they did not have the funds yet but hoped to raise them. Mark stated that he believed that they would be able to secure the funds to allow the work to move the church stairs to start early in the New Year.

Mark thanked everyone listening to the proposals, provided contact details and invited committee members to contact him should they have any further questions.

Mark, Graham and Jessica then left the meeting.

3. **Minutes of Previous Meeting**

The minutes of the previous meeting were accepted as correct.

4. **Matters Arising**

4.1 Item 2 – JM stated that he had amended the minutes of the AGM but had not yet submitted the minutes and grant application to TMO Tenant Participation.

4.2 Item 4 (Heating Problems) – JM stated that he had passed on the questions and the request for a copy of the maintenance contract to GR. GR had then sent back a reply from Phil Holland at the TMO, which JM had then distributed to all Committee members. The reply described the events leading up to the then-current problems with the heating and hot water supply. Phil Holland had also proposed that he attend a WERA meeting rather than supply a copy of the maintenance contract. It was noted that the heating and hot water supply problems had, for the most part, been resolved in the interim.

MK stated that she felt that the problems with the heating had not been dealt with properly, that they were due to a lack of proper maintenance of the system and that residents had not been kept informed. GR stated that this was not the case, the TMO had acted as quickly as they could; notices had been put up in the lift lobbies as soon as the severity of the problems was known and all residents had been informed of the problems in writing. It was noted that the latter had only taken place after a request from WERA.

It was agreed that as the heating problems had now been mostly resolved and the heating and hot water supply restored that it was no longer essential that Phil Holland attend a WERA meeting as a matter of urgency. JM noted that the one question that he would wish to see answered concerned the delay between the problems with the heat exchangers having been identified (March) and the replacement parts ordered (August). GR stated that the offer from Phil Holland to attend was still open should the Committee wish to discuss these issues further.

4.4 Item 4 (Edith Grove car park) – JM had submitted a response to the notice on behalf of WERA.

4.5 Item 6.1 – GR asked why one group had been permitted to use the clubroom for a “celebration” and one had not (c.f. items 6.1 and 6.4).

MG explained that, as a rule, “parties” or “celebrations” were not permitted. All groups were informed of this when they first asked to use the room and supplied with a copy of the room’s Conditions of Use. However those groups which had used the room prior to the drafting of the Conditions of Use had been permitted to continue to use it in the manner they had always done. This included the Over 50s Xmas party. GR suggested that the Committee consider banning all celebrations without exception, as this would be fairer.

JM noted that the group concerned had used the room on the day in question. The group had clarified what they wished to use the room for, it no longer appeared to be a “party” or “celebration”, and the Committee had then permitted them the use of the room. JM also noted that the Conditions of Use did allow WERA (or the TMO) to turn down requests for the use of the room and that those Conditions of Use had been written in consultation with the TMO.

GR stated that Alethea Dougall from TMO Tenant Participation was likely to contact the Committee on this issue.

4.6 Item 6.3 – JM stated that he had been in contact with the Yoga instructor, the classes were currently planned to commence in the New Year.

4.7 Item 6.4 – JM stated that he had contacted both of the groups concerned. One had agreed to permit the Over 50s to use the room on the Friday morning, he was waiting to hear from the other.

4.8 Item 10 – JM confirmed that he had invited Mark Perrot to attend a Committee meeting (see above).

5. Estate Manager's Update

5.1 Heating

GR gave an update on the maintenance works to the communal heating/hot water boilers. Work to replace the last two heat exchangers was underway and the work to all four boilers was expected to be complete by the end of the week. With regards the question of compensation, GR stated that the TMO were not legally liable for compensation but that they would investigate reimbursing those residents who had been forced to use the immersion heaters for hot water.

5.2 Dogs/Dog Warden

GR stated that Diarmid Naim, the head of the dog warden service, wished to meet with WERA to discuss the problems with dogs on the estate. GR asked for a date for the meeting. The Committee would agree on an appropriate date after the meeting and JM would then inform GR. *Note: the date chosen is the date of the next Committee meeting, the 17th of January 2006.*

JM

5.3 PCCG Meeting

GR stated that a PCCG meeting had been held and that he had expected someone from WERA to attend. JM noted that WERA did not receive invites to the PCCG. GR suggested that WERA contact the PCCG with regards to obtaining an invite to future meetings. GR said he had the minutes and associated documents from the meeting with him and he would lend these to WERA. GR noted that a Safer Neighbourhoods Stakeholder Group meeting was being held on the 5th of December at St. John's, which he would attend, and that the TMO would be sending a representative to the meetings of the Cremorne Ward Panel in future.

JM

5.4 Blantyre Centre / Estate Office

GR stated that there were plans to refurbish the Blantyre Centre for the use of TMO staff and serve as a TMO office on the estate. GR stated that the office would house two housing officers and himself. It was hoped that the office could be up and running by April 2006. Several committee members stated that they were disappointed to hear that only three members of TMO staff would be based in the Blantyre Centre. There was some discussion as to whether the current estate office would become available for others to use following the TMO's occupation of the Blantyre Centre.

5.5 Security Works

GR stated that there were six leases that needed to be varied to accommodate the zoning of the estate but only one lease was proving "problematic", the others were in the process of being varied. JL asked why the Council/TMO had not made use of recent legislation to "force" the works through with the support of the majority of leaseholders. GR stated that he did not believe this was possible.

5.6 Walkway Works

GR asked the Committee to clarify what works were to be carried out to Middle Dartrey Walk. MG and JM stated that no works were to be carried out to Middle Dartrey Walk. JM noted that a written statement to that affect had been sent to the project manager previously. It was noted that works to Upper Whistler Walk were expected to take place some time during the current phase of the works.

5.7 WERA Clubroom

GR stated that he had been asked by WERA to investigate whether it would be possible to improve the lighting in the clubroom. Initial investigation had suggested that it was not simply a matter of replacing the bulbs. It was then suggested that GR investigate whether replacing the glass in the fittings might improve the lighting. GR said he would do so.

GR

5.8 *Communal Repairs*

GR stated that communal repairs should be reported to the estate staff or the TMO Customer Services desk in the first instance. They should not be emailed to him. A Committee member had raised this question with Ian Twyford and he wished to clarify it definitively. For those unable to phone customer services, or report to the estate staff, GR suggested they use a recently introduced form on the TMO website. GR said he would also supply the Committee with additional contact details for the estate staff.

GR

5.9 *Estate Surgeries*

CR's current surgeries were currently held in the estate office every Monday afternoon from 2pm to 3.30pm. CR stated that this was due to change to the same time-slot on Wednesday afternoons in a couple of week's time. Residents would be informed.

5.10 *Rent Cards*

MG asked whether the long-promised rent payment cards were any closer to being introduced. CR and HM stated that they were and that tenants had been written to.

6. **Flashpoint**

JM stated that he had been told that there were two ongoing issues with Flashpoint. The first concerned the rent they paid the Council/TMO, which was apparently being increased dramatically. The second concerned heating; they had no heating and the youth worker was trying to raise funds to have some heating installed. HM offered to check whether this was indeed the case.

HM

It was suggested that Flashpoint apply for a grant to fund the installation of a central heating system. MG suggested that if the WCI held a third round of grant funding that Flashpoint should apply then. It was noted that Flashpoint had applied for a grant from the WCI in a previous round.

7. **Newsletter**

JM stated that the newsletter was unlikely to go out before Christmas due to a lack of time and. JM reminded anyone interested in supplying content to do so.

ALL

8. **Sub-committees**

JM suggested that WERA form sub-committees to deal with particular issues (e.g. to deal with estate issues like cleaning or grounds maintenance or to deal with local issues like planning, the Piazza or the new school). He asked everyone to consider whether WERA should do this and to what extent, what sub-committees they would like to see formed and what issues those sub-committees should deal with.

ALL

9. **Meetings Attended**

9.1 *TMO AGM*

This had taken place on Monday, 14th of November at the Town Hall. MG, JM, JR, HM and MK had attended. Cllr. Fiona Buxton, the new cabinet member for housing, had attended and spoken. A number of questions had been sent in by TMO members in advance of the meeting and these had been answered by the board members and executive officers present. Staff from a number of TMO departments had been present to answer residents' questions both before and after the meeting.

9.2 *West Sector Police Meeting*

EHJ had attended. Minutes and relevant documentation will be available from the reading tray once it has been received.

9.3 *Chelsea Academy Meeting*

MG had attended the public meeting for "Chelsea Academy" held at Chelsea Old Town Hall. A number of those present had brought issues with regards to public transport, road traffic and crime

and disorder to the attention of the meeting. Any relevant documentation will be available from the reading tray.

9.4 *Other*

HM noted that some kind of contractor meeting had been held in the clubroom earlier in the day. JM stated that he was unaware that any kind of meeting was scheduled to take place; he did not have anything noted in his diary. *Note: having checked the clubroom bookings calendar, a site meeting for the walkway replacement works had indeed been booked into the clubroom for 10am that morning (29th November).*

10. **Upcoming Meetings**

10.1 *Cremorne Ward Panel*

On Tuesday, 6th of January at 7pm in St. John's church.

10.2 *Contract Co-ordination Meeting*

On Wednesday, 7th of January at 10am in the WERA Clubroom.

10.3 *TMO Christmas Party*

Two invitations to the TMO Xmas Party had been received. This would be held on the 15th of January at 6.30pm in a church hall near High Street Kensington. Anyone wishing to attend should contact MG or JM to obtain an invite.

11. **Any Other Business**

MK asked whether anyone else had received a letter with regards to a stock condition survey. MK produced a letter dated January 2004, which invited her to participate in a stock condition survey, but in which she had not taken part. It was noted that these letters were sent out randomly to tenants and that when the survey was carried out that those tenants who had been written would be called upon. However, if they were not in at the time they would not be able to participate.

12. **Date of Next Meeting**

The next full committee meeting was scheduled to take place on the 17th of January 2006, at 7pm in the WERA Clubroom. The head of the dog warden service will be in attendance.

A short meeting was tentatively scheduled for Monday, 12th of December 2005, at 7pm in the WERA Clubroom, to deal with any urgent items prior to the Christmas holidays.

The meeting then closed

..... Chair