



# World's End Residents' Association

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## Minutes of the WERA Committee Meeting held on Tuesday, 21<sup>st</sup> of February 2006 at 7pm in the WERA Clubroom, 16 Blantyre Street

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<b>Present:</b>	Margaret Grayling (Chair) John Rendall (Treasurer) Marye Kenton Joy Laven	Jules Montero (Secretary) Maggie Byrne Caroline Fairchild
<b>In Attendance:</b>	Pat Healey (Labour Party) Bob Mingay (Labour Party)	Lee Jameson (Labour Party)
<b>Apologies:</b>	Eryl Humphrey Jones Flora Levy	Monica Boholst

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### 1. Apologies

The above apologies were accepted.

### 2. Minutes of Previous Meeting

The minutes of the meeting held on the 17<sup>th</sup> of January were approved as correct.

### 3. Matters Arising

Action Points from the previous meeting:

*Action Point 5.5* – No Committee members had volunteered to participate in the TMO's resident reward scheme.

*Action Point 5.6* – GR had not yet provided the date of the next meeting of the Stakeholder's Group.

*Action Point 5.8* – Ian Twyford was expected to attend the Committee meeting on the 21<sup>st</sup> of March.

*Action Point 5.9* – GR had not yet reported back on any progress.

*Action Point 5.12* – GR had not yet reported back on any progress.

*Action Point 7.1* – JM had made the necessary arrangements with the Chelsea Asian Women's Group. They were now using the room on Friday afternoons.

*Action Point 7.2* – JM had contacted the Labour Party candidates. After further discussions the Committee had decided to allow the Labour candidates to use the clubroom on Saturdays, and to allow the other major political parties to use the room on the same terms if they wished to do so.

*Action Point 7.3* – JM had made the necessary arrangements with the Al-Anon Group. They were now using the clubroom on Sunday afternoons.

*Action Point 7.4* – JM had passed the Committee's decision back to the Stroke Group.

*Action Point 11* – JM had invited Ayo Sobowale and Chris Lloyd to a WERA Committee meeting planned for the evening of the 1<sup>st</sup> of March. At the Contract Co-ordination meeting it became clear that Ayo and Chris thought that this meeting was to be a WERA public meeting rather than a

### Actions

Committee meeting. Ayo and Chris now proposed that the meeting on the 1<sup>st</sup> of March be a public, TMO-managed, drop-in session for all residents. It was suggested that the meeting proceed as a drop-in session and that all Committee members should try to attend. Once the drop-in session had taken place the Committee could decide whether a separate meeting was still required.

#### **Estate Manager's Update**

This item was deferred in Gary Riley's absence.

#### **4. Proposed Security Works**

JM distributed the maps which had been looked at by some Committee members the previous weekend and on which he had marked the proposed "preferred sites" for the CCTV cameras. He asked the meeting to examine the maps and ensure that they accurately represented the suggestions and views that had been made. There was some discussion with regards the benefits of the various proposals and JM noted a number of observations. JM stated he would send the maps as well as the Committee's observations and comments to Ayo Sobowale immediately.

JM

*The guests – the three Labour candidates for Cremorne Ward in the forthcoming Local Elections – arrived.*

Pat Healey, Lee Jameson and Bob Mingay introduced themselves to the meeting. They briefly discussed the security proposals for the estate with the Committee. They then proceed to describe, discuss and seek the Committee's views on a number of issues that they had identified during their meetings and discussions with local residents.

*The guests then left the meeting.*

#### **5. ARB Works**

A number of works had been proposed at the ARB meeting the previous week. The works were:

- That the paved path in one of the grass areas of the Blantyre/Berenger Walk garden be removed, due to health and safety concerns. After some discussion this was agreed.
- That the concrete area around the play area in the Whistler/Dartrey Walk garden be asphalted. The quote that had been supplied at the ARB was of £10,000 although Terry Guppey was to supply a more accurate quote (now quoted at £6,000). Committee members expressed a preference for extending the "rubberised" play area and asked whether this was likely to cost more than £10,000. It was noted that similar works were being carried out in Ashburnham Primary School and it was suggested that the contractor concerned be contacted for a quote.
- Provision of a flowerbed for the enclosed Sheltered garden at a cost of £300. This was agreed.
- Removal of two dead trees to be funded by the response budget. Committee members queried which two trees were to be removed. There was general concern at the large number of trees that had been removed from the gardens recently.
- Tree guards for the larger trees in the gardens at a cost of £300-400 each. This was agreed.
- Railings to enclose the grass area opposite the Under 5's play area and below Ashburnham Tower. The Committee disagreed with the proposal and asked that it not proceed. It was felt that the railings would be of little or no benefit and that there were already too many railings and sectioned-off areas in that part of the estate.
- Upgrading the lighting in the WERA clubroom at a cost of £1,500 (approximately £50 per light fitting if all 29 light fittings in the front and back rooms were upgraded). This was agreed.

Alasdair Manson and Terry Guppey had also been asked to provide a quote for the removal of the radiator covers in the clubroom.

#### **6. Art / Residency Project**

The proposed art / residency project was briefly discussed. It was noted that JM was still waiting to hear from Alasdair Manson with regards to the questions that had been raised. The Committee was however generally in favour of the project proceeding on World's End.

7. **WERA Newsletter**

JM asked Committee members for input. MB agreed to ask someone at Ashburnham Primary School to draft a short article for inclusion in the newsletter.

MB

8. **Purchases**

MG presented a number of Clubroom expenses for payment. These were approved.

JM told the meeting that the orders for the new furniture for the clubroom would be placed shortly.

9. **Use of WERA Clubroom**

JM told the meeting that London Citizens had asked to use the room on the evening of Wednesday, 15<sup>th</sup> of March from 7pm. This was agreed.

10. **Meetings attended**

10.1 A meeting to discuss the Piazza proposals with the Commercial Leaseholders had been held by the Council on the 9<sup>th</sup> of February. JR had attended.

10.2 The Council had appointed a consultant to investigate how greater use of the Chelsea Theatre could be encouraged. JM, JR and EHJ had met the consultant on the 8<sup>th</sup> of February. JM asked Committee members to send him any views or suggestions, which he would then forward.

10.3 A Contract Co-ordination Meeting had been held on the 14<sup>th</sup> of February. MG, JM, JR and MK had attended.

10.4 A Walkways Site Meeting had been held on the 21<sup>st</sup> of February. MG had attended. MG noted that there wasn't much to report; the works were progressing, with the electrical works currently underway, but work to resurface the walkways was some weeks away.

10.5 A Safer Neighbourhood Ward Panel had been held on the 7<sup>th</sup> of February. JM, JL and MK had attended. They noted that the meeting had not been well attended.

11. **Upcoming Meetings**

All upcoming meeting were listed on the back of the agenda.

JM pointed out the meeting which had been arranged with Redmond Lee (TMO Head of Finance) and Beverley Hinds-Macfarlane (Head of Leaseholder Services) for the evening of Wednesday, 22<sup>nd</sup> of February. All Committee members were invited to attend and/or submit any questions they would wish brought up at the meeting. It was suggested that the meeting ask Redmond Lee when the new payment cards could be expected, as they were now overdue.

12. **Any Other Business**

CF and MB noted that the new doors that had been fitted to tenanted properties were proving extremely draughty and that tenants had reported that they were being kept awake by the noise.

There was no other business.

13. **Date of Next Meeting**

The next WERA Committee meeting is scheduled to take place on Tuesday, 21<sup>st</sup> of March at 7pm in the WERA Clubroom. Ian Twyford is expected to attend.

The meeting then closed

..... Chair