



# 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](mailto:wera@worlds-end.org.uk)  
Web: [www.worlds-end.org.uk](http://www.worlds-end.org.uk)

## Minutes of the WERA Committee Meeting held on Tuesday, 18<sup>th</sup> of April 2006 at 7pm in the WERA Clubroom, 16 Blantyre Street

<b>Present:</b>	Margaret Grayling (Chair) John Rendall (Treasurer) Marye Kenton Kaz Gasior	Jules Montero (Secretary) Joy Laven Eryl Humphrey Jones
<b>Apologies:</b>	Maggie Byrne	Cllr. Maighread Simmonds

		<b>Actions</b>
1.	<b>Apologies</b>  The above apologies were accepted.	
2.	<b>Minutes of Previous Meeting</b>  With regards to item 7 on the previous minutes, EHJ asked whether all of the groups using the clubroom had been reminded of their obligation to keep the room clean. JM stated that most of the groups had been reminded but not all. JM would ensure that all groups were reminded.  The minutes of the previous meeting of the 21 <sup>st</sup> of March 2006 were then approved as correct.	JM
3.	<b>Matters Arising</b>  <i>Actions from the meeting of the 21<sup>st</sup> of March:</i>  Item 2 – JM stated that the plans for the Blantyre Centre had been received from AM/GR. Copies were distributed to the meeting.  Item 4 (Other Issues) – EHJ said that her meeting with Terry Guppey had been cancelled at the last minute as Terry had gone on holiday without warning. Terry's boss had apologised for the incident. A new meeting had now been arranged for the following Friday (21 <sup>st</sup> of April). EHJ would be attending. EHJ had asked JM to take digital photographs of some of the more serious issues in the gardens and these had been forwarded to Terry. Several Committee members expressed some dissatisfaction with the manner in which the estate's trees had been pruned and asked that this be brought to Terry's attention during the meeting.  Item 4 (Matters Arising, previous action 4) – JM said he was arranging a walkabout of the estate with the new project manager for the security works, Peter Tozer. It was suggested that WERA send a small group of 2 to 3 representatives on the walkabout to inform Peter of WERA's suggestions, issues and concerns. Matters to be brought up included communal access to the first floor gardens, access routes to/from the walkways and the exact placement and design of the "barriers" to the zones. It was also suggested that WERA ask the TMO for a formal, printed policy document describing the TMO's intended operation and management of the system and how it planned to deal with anti-social and/or criminal behaviour.  Item 4 (Matters Arising, previous action 7) – JM stated that contractors had carried out the work to resurface the play area in the first floor garden without prior notification and before he had been able to obtain a quote for the work. JM stated that, as the works were of the "coloured wet-pour surface type" described at the previous meeting, he expected them to have cost about £9,000. Several Committee members expressed concern that ARB works were proceeding without the Committee's knowledge and approval.	EHJ

Item 4 (Residency Art Project) – JM said that he had not yet invited the project’s organiser to a WERA meeting but planned to do so.

JM

Item 4 (Matters Arising, Newsletter) – see below.

### **Estate Manager’s Update**

This matter was deferred in GR’s absence.

#### **4. State of London Debate**

EHJ read out an email that had been sent to WERA from Sean Griffin, a researcher for the “State of London Debate”, inviting the association to a televised debate, which was to be held on the evening of the 10<sup>th</sup> of May at “The London Studios” near Waterloo. Several committee members expressed an interest in attending. EHJ said she would obtain tickets. It was suggested that the debate should be mentioned in the WERA newsletter if it was ready/distributed in time.

EHJ

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

##### **5.1 Play Area Resurfacing**

See above.

##### **5.2 Seating in Play Areas**

EHJ suggested the ARB consider installing some seating in the play area located beneath Blantyre Tower. It was noted that seating for the play areas had been proposed at the ARB previously but that the proposals had been dropped after the TMO had suggested that they were not required and would simply encourage loitering. After some discussion it was agreed the ARB should investigate the installation of seating in or near all the estate’s play areas.

#### **6. WERA Newsletter**

JM said that he had now received most of the articles for the newsletter. He was currently waiting to receive contributions from GR and the Chelsea Asian Womens Group. JM hoped to have the newsletter ready for printing by the end of the month and would make the necessary arrangements with Tenant Participation.

JM

#### **7. Purchases**

##### **7.1 Filing Cabinets**

JM said that TMO Tenant Participation had agreed to supply a pair of filing cabinets and that these were expected to be delivered shortly.

*Update: two filing cabinets were delivered to the WERA Clubroom on Friday, 21<sup>st</sup> of April.*

##### **7.2 New Printer/Copier**

JM proposed the purchase of a higher-spec photocopier/printer/scanner than previously agreed (with a duplex unit for double-sided copying and printing) for approximately £450. This purchase was agreed.

JM

*Update: a Brother DCP-8045D photocopier/printer/scanner with duplex unit has been purchased from Amazon.co.uk for £428.78 inc. VAT and delivery (MSRP £621.58 inc. VAT). It was delivered on Wednesday, 26<sup>th</sup> of April.*

##### **7.3 New PC**

JM proposed purchasing a new PC from the Dell Outlet for approximately £180 to replace the existing PC in the WERA office. This was agreed.

JM

*Update: a Dell Dimension 3100 desktop PC has been purchased from the Dell Outlet Store for £182.11 inc. VAT and delivery. Delivery is expected during the week commencing the 1<sup>st</sup> of May.*

#### 7.4 *Furniture/WCI Grant*

JM said he had now forwarded full details of the furniture to be purchased with the WCI grant to Vera Gajic at the Council. The order comprised: 50 chairs (blue), 8 tables (beech), 6 lockers (red doors), 2 storage cupboards (blue doors) and 3 notice boards (blue). JM was now awaiting a response from Vera indicating how the furniture was to be purchased; whether the WCI/Council would release the funding to WERA or whether it would purchase the items on WERA's behalf.

### 8. **Use of WERA Clubroom**

#### 8.1 *Update and Donations*

JM gave the meeting an update on the groups currently using the clubroom, which of those groups had made donations to WERA, and listed the donations that had been received. All donations had been deposited in the WERA bank account.

8.2 JM was asked to check whether the Regeneration Trust was still using the clubroom on Wednesday mornings.

JM

8.3 JM said that the Regeneration Trust/Computer Centre had invited him to an "Easter Lunch" held on Wednesday, 12<sup>th</sup> of April. He had been unable to attend and had sent his apologies.

8.4 JM suggested reminding all groups using the Clubroom of the room's conditions of use, including whether they might wish to make a small donation to WERA. This was agreed.

JM

### 9. **Meetings Attended**

Safer Neighbourhoods Ward Panel – a meeting had taken place on the 4<sup>th</sup> of April. MG, MK & JL had attended. The Chair of the Panel had stepped down following the end of her mandate and a new Chair was to be elected. There was some concern and discussion as to whether the Ward Panel was being effective. The papers and minutes of the meeting would be available from the reading tray.

Walkways Site Meeting – MG and JR had attended a site meeting that morning. The works were proceeding according to plan although a number of issues remained to be addressed, including the damage that had been caused to the doors of some individual properties. It was noted that, unlike in previous phases, the telephone lines were not being switched across from the old to the new as part of the works, rather BT were expected to do so at a later date, when required. There was some concern as to whether this would actually happen. It was suggested that, unless appropriately briefed, BT were more likely to run additional cable rather than use the cable being installed as part of the works and that this would simply add to the existing problems with extraneous wiring on the walkways. There was general concern that the current phase of walkway works was diverging from the previous phases (c.f. recent issues regarding the electricity supply). It was suggested that WERA ask for copies of all the correspondence being sent out to the residents living on the walkways. Papers and minutes would be available from the reading tray.

JM

Contract Co-ordination Meeting – JR had attended a contract coordination meeting held on the 4<sup>th</sup> of April. There was nothing significant to report although it was noted that the sample tiles for the lift lobby walls and floors that were being redecorated as part of the communal redecoration works were still not available. There was some concern as to whether they would actually be able to source matching tiles. Papers and minutes would be available from the reading tray.

### 10. **Upcoming Meetings**

JM drew the meeting's attention to the list of upcoming meetings on the back of the agenda.

### 11. **Any Other Business**

11.1 EHJ thanked JM for drafting a letter to the Council's planning department with regards the proposed canoeing centre in Cremorne Gardens at short notice. JM said he had not yet received a response from the Council's Planning department.

11.2 The meeting agreed to ask the TMO for an update on its efforts at dealing with the dog problem on the estate and on formulating a "dog policy".

JM / JL

11.3 Several committee members noted that the World's End Piazza had been wet cleaned three times prior to the Easter break (on the morning of the Thursday, Friday and Saturday). Upon querying the work, GR had advised that the work had been scheduled for some time and that OCS would not be charging the TMO for it. Committee members considered that wet cleaning the Piazza at this time, following the recent imposition of water restrictions on local residents, was wasteful and displayed a lack of solidarity with the wider community. It was noted that the wet cleaning appeared to have also removed some of the markings that had been laid by the various service/utility providers (electricity, gas, telephone, water) in preparation for the Piazza regeneration works and that these would probably have to be re-marked.

11.4 EHJ suggested that WERA ask the TMO to consider ordering "water hippos" for all its residents to reduce water use.

JM

12. **Date of Next Meeting**

The next meeting is scheduled will take place on **Monday, 15<sup>th</sup> of May OR Wednesday, 17<sup>th</sup> of May**, at 7pm in the WERA Clubroom. JM will confirm.

**Please note the change of day.**

The meeting then closed

..... Chair