



# World's End Residents' Association

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## Minutes of the WERA Committee Meeting held on Monday, 20<sup>th</sup> of June 2006 at 7pm in the WERA Clubroom, 16 Blantyre Street

<b>Present:</b>	Margaret Grayling (Chair) John Rendall (Treasurer) Eryl Humphrey Jones Marye Kenton Kaz Gasior	Jules Montero (Secretary) Joy Laven Caroline Fairchild Maggie Byrne
<b>In Attendance:</b>	Gary Riley (RBK&C TMO) Cllr. Maighread Simmonds	
<b>Apologies:</b>	Helen Morris Monica Boholst Cllr. Mark Daley Catherine Rock (RBK&C TMO)	

	<b>Actions</b>
<p>1. <b>Apologies</b></p> <p>The above apologies were accepted.</p>	
<p>2. <b>Minutes of Previous Meeting</b></p> <p>The minutes of the previous meeting were accepted as correct.</p>	
<p>3. <b>Matters Arising</b></p> <p>Item 3 – JM had contacted Abigail Viner at RBK&amp;C with regards to the proposed residency art project and was in the process of arranging a meeting. It was agreed the meeting should take place the following Wednesday, the 28<sup>th</sup> of June, at 6.30pm in the Clubroom. JM would make the final arrangements for the meeting.</p> <p>Item 3 – JM had asked Gordon Perry whether the TMO could supply residents with “water hippos”. Gordon had asked his staff to investigate and a supply of 100 hippos had promptly been obtained. GR noted that the water company would not supply more than 100 hippos free-of-charge although they hoped to obtain more in future. Individual residents could also obtain them free-of-charge from the water company if they wished. Arrangements would be made to offer the hippos to residents once they arrived.</p> <p>Item 8 – JM had included a copy of the proposals with the minutes for those who had not attended the previous meeting. All members were asked to consider the proposals and reminded that they remained confidential.</p> <p>Item 8 – JM had discussed the low lighting levels with Imperial. They confirmed that the lighting in the walkways was to be substantially increased (up to twice the number of light fittings). It was noted that the new lights in the stairwells had made a significant improvement to light levels. It was also noted that there were some issues with the new pole lights in the gardens.</p> <p>Item 8 – The newsletters had been distributed during the previous three weeks. CF and KG collected the last sets for distribution in Whistler Tower and Greaves Tower respectively. JM noted that there had been no urgency as none of the articles was particularly time-sensitive.</p>	<p>JM</p> <p>All</p>

Item 8 – JM said he would continue to chase up any pending repairs in the clubroom.

### Estate Manager's Update

- (a) GR asked the committee whether they had any thoughts with regards the proposed Community Fire Safety Event. GR suggested that the event should coincide with either the TMO or Flashpoint Fun Days. It was decided that the event should be held on the same day as the Flashpoint Fun Day (Saturday, 15<sup>th</sup> of July) and that the clubroom could be used from mid-day onwards. EHJ suggested that the TMO leaflet the estate in advance of the event to ensure that all residents were aware of it.
- (b) GR stated that 15 signs had been placed in the gardens stating "No dogs, except guide dogs". GR said that more signs were available and that the signs could be relocated if it was felt they were not in the best locations. Craig Tidy and PC Ricky Haruna would be on the estate to enforce the "no dogs" policy in the garden areas. GR noted that action would be taken under the terms of the tenancy/leasehold agreement against any residents who failed to comply with the policy. A letter would be sent to all residents shortly explaining the policy and encouraging them to report incidents to Streetline. EHJ noted that she had seen the dog signs in the embankment-side gardens and believed they were not in the most suitable locations; they all appeared to be located near the play area between Blantyre and Ashburnham Towers rather than in the grassed area beneath Blantyre Tower. The meeting was asked to take a look at the signs and pass any suggestions back to GR. All
- (c) GR said that a borough-wide audit had been carried out on the signs on estates and that a significant number had been removed (e.g. the estate maps) for subsequent replacement. GR noted that much of the estate signage was to be renewed as part of the communal redecoration works and/or security works. It was generally felt that there were too many signs in the large lift lobbies and GR was asked to investigate whether they were all still necessary. GR
- (d) GR noted the Inaugural event for the World's End Piazza refurbishment works that was to be held in the Chelsea Theatre and Piazza on the afternoon of Thursday, 29<sup>th</sup> of June (see below). MG asked whether the TMO and WERA would have any representatives at any progress meetings once the works were underway. GR said he would check. GR
- (e) GR said that the TMO expected the new office in the Blantyre Centre to be ready for handover some time during the week commencing the 10<sup>th</sup> of July. GR expected his team (GR and two housing officers) to have "moved in" by the 14<sup>th</sup> of July.
- (f) JL asked whether the fire door audit had been carried out. GR said that it had but that a second audit was now underway. CF noted a broken fire door on the 4<sup>th</sup> floor of Whistler Tower which had been reported to Customer Services but had now been broken for over a week. CF also noted a fire door with ordinary glazing. MG noted a number of fire doors with unsuitable handles. GR said any unsuitable glazing and door handles would be identified during the audit and replaced.
- (g) MG noted the replacement of glazed panels in the front door of Whistler Tower with solid wood panels. GR stated that this had been done to try and deter people gaining access to the tower by breaking the glazed panels. CF confirmed that this appeared to be working.
- (h) MG asked whether the Christmas lights in the Piazza could be removed or at least switched off. Some were still lit. GR said he would investigate. GR
- (i) MB described the illicit parking in Edith Yard on weekday mornings; a number of cars were parking in front of the gate into the Piazza, thus blocking the emergency access route to the Piazza and Dartrey Tower. GR said that the area next to the gate was a permanent no-parking area and had asked the clamping unit to deal with the parked cars. MG suggested placing a sign on the gate indicating that it is an emergency access route. GR suggested painting a cross-hatched pattern in front of the gate, as this had worked elsewhere. MG asked GR to thank Dominic Davies for the painting of the cross-hatched area in front of Berenger Tower.
- (j) GR noted that the residents that had set up a stall on the piazza on a previous Sunday had been contacted and advised not to do so again in future.
- (k) It was noted that the lights in the "pen" appeared to be on until 1am. This had resulted in a number of complaints from residents. It was suggested the timer/switch probably needed adjusting. It was also noted that complaints had been received with regards to the use of the Youth Club and Flashpoint for parties the previous weekend. GR said that Property Services were investigating.

- (l) MK noted that a resident had expressed an interest in establishing a “World’s End Youth Football Team”. GR suggested they contact him at the estate office on a Friday.

#### 4. Major Works

##### 4.1 Communal Re-decorations

JM summarised the current proposals:

- The ground floor lift lobbies would be stripped and completely re-tiled.
- The large lift lobbies on the 1<sup>st</sup>, 2<sup>nd</sup> and 4<sup>th</sup> floors would not be completely re-tiled. Any damaged/broken tiles would be replaced and the entire lobby would then be painted.

GR pointed out the new sample tiles that had been supplied by Ayo Sobowale. The meeting noted that of the new samples, the ceramic tiles were clearly unsuitable. The “pool tiles” were favoured by some committee members but their cost was unknown (it was noted that the sample had been obtained from World’s End Tiles). GR noted that a decision on the tiles that were to be used was required by the 22<sup>nd</sup> of June (Thursday). The meeting concluded that a quarry tile would probably be chosen as the other samples that had been supplied were either unsuitable or of unknown cost.

There was some discussion as to whether tiling over the existing tiles was feasible. KG stated that it was possible to tile over the existing tiles, which were in good condition, and that stripping the lobbies was unnecessary costly work. GR noted that TMO Technical Services disagreed.

It was generally felt that painting over the existing tiles was folly. There were serious doubts as to the quality of the finished surface and there was extreme scepticism that any painted surface would prove as durable as the original tiles. MG asked why sufficient tiles couldn’t be recovered from stripping the ground floor lobbies and used to replace any damaged tiles in the 1<sup>st</sup>, 2<sup>nd</sup> and 4<sup>th</sup> floor lobbies; this would make painting over the existing tiles unnecessary as the colour would match. MG also suggested that a dark coloured grouting be used that matched the tiles as closely as possible. GR said he would ask Ayo Sobowale and Chris Lloyd to investigate these suggestions. JM would contact members when any further correspondence was received from Ayo Sobowale.

GR  
JM

##### 4.2 Security (Resident Consultation)

JM said that Peter Tozer, project manager for the security works, had enquired as to whether WERA wished to add its logo to the leaflet that was to be used during consultation. The meeting decided not to do so. JM would inform Peter Tozer of the decision. JM noted that the draft leaflet was expected shortly and he would distribute copies to all members once it had been received.

JM

#### 5. Future Use of the Estate Manager’s Office

GR enquired as to whether WERA had been approached by any groups with regards potential use of the Estate Manager’s office once the Blantyre Centre became operational. JM noted that he has discussed use of the office with the Chelsea Asian Womens Group, who had expressed an interest in using it once they had become a registered charity. JM had suggested that they contact the other charitable groups working on the estate (Connexions, New Roots, Victim Support etc) to see if they could put forward a joint proposal for the use of the office. GR noted that the CAWG had been offered the use of the former Police office in Whistler Walk.

#### 6. Estate Inspection

JM told the meeting that he had been contacted by Andrea Johnson, the TMO’s head of repairs and customer services, with regards a proposed inspection of the estate. The dates proposed for the inspection were the 28<sup>th</sup> and 29<sup>th</sup> of June, morning or afternoon. It was decided that the preferred date and time were the morning of the 29<sup>th</sup> of June (Thursday). JM would make final arrangements with Andrea. It was agreed that members would draw up a list of issues in advance.

JM

#### 7. Purchases

A BT phone bill for £80.12 was presented for payment. This was approved.

An invoice for £35 for the renewal of the hosting service for the World’s End web-site and email addresses and an invoice for £7 for the renewal of the “worlds-end.org.uk” internet domain name were presented for payment. This was approved.

8. **Correspondence**

The following items of Correspondence had been received:

- A letter from planning with regards the Cremorne Canoe Centre; the letter indicated that approval would most probably be granted to the current proposal.
- A planning notice for the installation of pole lights in the interior/first floor gardens.
- Invitations to the TMO board election ballot count at the Town Hall on the 26<sup>th</sup> of June.

9. **Proposals for Discussion**

This item was deferred (see above).

10. **Meetings Attended**

JR had attended Contract Co-ordination meeting on the 16<sup>th</sup> of May. The minutes of the meeting would be available from the reading tray once they had been received.

MG, JM, MK, JL and HM had attended a Ward Panel meeting on the 6<sup>th</sup> of June. A new set of priorities had been identified at the meeting. The ward panel was now taking a “recess” over the summer and the next meeting had been scheduled for Tuesday, 5<sup>th</sup> of September.

JM had attended a meeting of the TMO’s Leaseholder Services committee on the 13<sup>th</sup> of June. The minutes of the meeting would be available from the reading tray once they had been received.

11. **Upcoming Meetings**

JM drew the meeting’s attention to the list of upcoming meetings on the back of the agenda. JM pointed out the WCI reception at the Chelsea Theatre on the afternoon of Thursday, 29<sup>th</sup> of June and asked anyone wishing to attend to contact him to obtain an invitation.

All

12. **Any Other Business**

12.1 EHJ noted that the floor of the clubroom was often dirty. It was noted that whilst groups were asked to be mindful of other users and leave the clubroom clean that this was likely to be impossible in practice. The clubroom was being kept clean by those members who volunteered to clean it. JM said he would keep a closer eye on the room and remind all users of their obligations.

12.2 MK asked GR to investigate a number of incidents in Dartrey Tower where it appeared that chewing gum had been placed in the lift door tracks intentionally.

12.3 MB described a recent incident where rats had come out of the drains in World’s End Passage. The incident had been reported to the Council’s Environment Health’s department. There was some concern that the works to the Piazza might disturb any rats living under the Piazza.

12.4 MK explained that the World’s End Health Centre was running a “focus group” and invited any committee members who used the centre to participate. The next meeting was scheduled for the afternoon of the 7<sup>th</sup> of July.

12.5 It was noted that the “Penguin Building” on the Kings Road was to be converted into flats for Social Housing. It was not yet known who would manage the building.

13. **Date of Next Meeting**

The next meeting is scheduled to take place on **Tuesday, 11<sup>th</sup> of July**, at 7pm in the WERA Clubroom. The following meeting is scheduled to take place on **Tuesday, 22<sup>nd</sup> of August**.

The meeting then closed

..... Chair