



World's End Residents' Association

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Minutes of the WERA Committee Meeting held on Tuesday, 26th of September 2006 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:	Margaret Grayling (Chair) John Rendall (Treasurer) Caroline Fairchild Monica Boholst Joy Laven	Jules Montero (Secretary) Maggie Byrne Marye Kenton Eryl Humphrey Jones
Apologies:	Flora Levy Gary Riley (Area Housing Manager, RBK&C TMO)	

1. Apologies

The above apologies were accepted.

2. Review of Open Meeting

Those in attendance were asked for their impressions of the recently held WERA Open Meeting. Items with regards to the issues raised were included in the notes of the meeting. The following additional items were noted:

- Everyone agreed that there had been a good turnout at the Open Meeting. They were particularly glad to see representatives from many of the BME groups on the estate.
- It was generally felt that the behaviour of some residents had been unacceptable. Four residents had dominated the meeting, behaved in an unruly manner and not permitted others to participate. The use of a microphone or gavel at future meetings was suggested.
- It was suggested that the Police be invited to future Open Meetings. It was noted that Sgt. Higgs and the PCSOs had been invited to the Open Meeting.
- There was general satisfaction that the meeting had succeeded in allowing the TMO staff in attendance to judge the level of feeling amongst residents for themselves.
- There was some concern that Peter Tozer appeared to be unaware of the previous security systems installed on the estate and the manner in which they had failed.
- Everyone agreed that it was clear that many residents remained poorly informed with regards to the security proposals.
- It was noted that the security drop-in held in March had been a failure; it had been called at very short notice, the turnout had been poor and the information available to residents inadequate.
- Everyone agreed that the TMO had not made use of the opportunity presented by the survey to educate and inform the residents as they had previously promised. There was widespread concern that the survey questions had been devised to generate a positive response rather than as a true test of opinion. Some felt that the survey's intent had been to obtain a favourable result irrespective of whether or not residents understood what was being proposed.
- It was agreed that the results of the survey were inconclusive; the vote in favour of zoning

Actions

amounted to less than 60% of the estate's households and there was some doubt as to whether the tenants of sub-let leasehold flats had been consulted at all.

- There was concern that some residents might intentionally undermine or damage the proposed system if it were installed without obtaining their support.
- There was some concern that the zoning would have a disproportionate impact on some of the BME communities living on the estate.
- There was disappointment that the TMO had failed to produce a written policy on how the proposed system was supposed to operate and be managed.
- It was noted that the TMO had never followed up on the letter sent to all of the estate's leaseholders by a previous project manager – Lindsay Whitehouse – in the spring of 2003.
- It was noted that the TMO believed that only a small number of leases would need variation although it had never provided any evidence as to how they had reached this conclusion. The leases on file suggested that the opposite might be true – that most leases would require variation. This had been pointed out at the site meeting held on the 9th of May.
- It was noted that neither Pellings nor the TMO had ever designed, installed or managed a security system of the scale proposed – existing systems were smaller in size and complexity.
- There was some concern that Building Control and the Emergency Services were not being consulted on the design and operation of the proposed system.

JM noted that the survey results, Peter Tozer's notes from the Open Meeting and the responses to the Section 20 notice were to be presented to the TMO's Property Management Committee, who would then decide how to proceed.

The meeting was reminded that the written response to the Section 20 notice was required by the end of the month. JM would prepare the Associations response to the Section 20 notice. Those present were asked to consider what observations they would want included in the RA's response.

JM
All

JM said that Peter Tozer had asked for a copy of the sign in book for the Open Meeting. The Committee asked JM to ask Peter Tozer what it was required for.

JM

3. **Any Other Business**

The WERA AGM was scheduled for the evening of Wednesday, 8th of November. JM would contact Tenant Participation and arrange for the notices to be printed.

JM

MK told the meeting that she and CF were investigating whether it was possible to install water meters in all of the estate's flats following a huge increase in cold-water charges to tenants. It was noted that many households would probably pay less with a water meter.

Tenants had begun to receiving letters informing them that Decent Homes works were to be carried out to their flats including rewiring and kitchen refurbishment. It was agreed that representatives from Higgins and Kier should be invited to a special Committee meeting.

A BT bill was presented for payment. This was agreed.

4. **Date of Next Meeting**

The next meeting will take place on Tuesday, 17th of October, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair