



World's End Residents' Association

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Minutes of the WERA Committee Meeting held on Tuesday, 17th of October 2006 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:	Margaret Grayling (Chair) Joy Laven Marye Kenton Monica Boholst	Jules Montero (Secretary) Caroline Fairchild Maggie Byrne Eryl Humphrey Jones
In Attendance:	Cllr. Mark Daley	
Apologies:	John Rendall (Treasurer) Flora Levi Cllr. Maighread Simmonds Nigel Moore (Neighbourhood Manager South, RBK&C TMO) Gary Riley (Area Housing Manager, RBK&C TMO)	

	Actions
<p>1. Apologies</p> <p>The above apologies were accepted.</p>	
<p>2. Minutes of Previous Meeting</p> <p>The minutes of the previous meeting of the 26th of September were accepted as correct.</p> <p>It was noted that the minutes for the meeting of the 22nd of August had yet to be completed.</p>	
<p>3. Matters Arising</p> <p>3.1 <i>Actions from the Previous Meeting</i></p> <p>Item 2 – JM had submitted a formal response to the Section 20 Notice for the security works. It was noted that the TMO had received a greater than average number of responses. Cllr. Daley noted that the TMO would reply to the responses to the Section 20 notice for the security works individually.</p> <p>Item 2 – JM had asked Peter Tozer why he wished to see the sign-in book for the Open Meeting, noting that some attendees had not signed in. Peter Tozer stated that he simply wished to have a better idea of who had been in attendance. JM had pointed out that the notes of the meeting gave an approximate breakdown of the residents in attendance.</p> <p>Item 3 – The combined notice/nomination forms for the AGM had been printed and distributed. Further reminders would be printed and distributed the weekend before the AGM.</p>	
<p>3.2 MK and CF had been told by Ian Twyford that the issue of individual water meters would be discussed at a meeting of the Property Management committee taking place on the 23rd of October.</p>	
<p>3.3 The notes of the Open (Special General) Meeting held on the 19th of September were tabled. MK stated that she continued to believe that zoning was the only way to provide residents with improved security. JL noted that many of the outstanding issues highlighted in the reply to the Section 20 notice had yet to be addressed. There was some concern that the TMO appeared to believe that all of the issues had been addressed whereas the open meeting had suggested otherwise. Cllr. Daley stated that most of the residents he had discussed the proposals with following the open meeting</p>	

were not in favour of zoning. JL suggested that the Police should be invited to all open meetings in future. It was noted that the Police had been invited to attend the last open meeting but had not done so. JL also suggested the use of a microphone. This would be considered.

Area Housing Manager's Update

This item was deferred in GR's absence.

4. Major Works

4.1 *Decent Homes*

It was noted that the Decent Homes works were now underway on the estate. JM stated that the RA had recently been contacted by a number of tenants who were unhappy with some of the works and the manner in which they were being carried out.

JM stated that some tenants were unhappy with the use of surface mounted conduit, switches and sockets. This issue had previously been highlighted to Ayo and the contractors at the drop-in session held on the 4th of October. The TMO had subsequently stated that this was the only practical way to rewire the flats on the estate.

There was a lengthy discussion with regards to the use of surface mounted conduit, sockets and switches, the design of the fittings being installed in some flats, and whether this was truly the only practical way to carry out rewiring where it was necessary.

MK highlighted the fact the contractors wished to completely rewire a flat in a single day using four (or more) workmen simultaneously working in every room, which caused a great deal of disruption. When she had asked for her property to be rewired over a period of two days she had been refused.

It was noted that tenants were being told that the electrical installation in their properties was unsafe. JM stated that it was unclear how the TMO had reached this conclusion; it was not altogether clear that they were testing the electrical installation in each individual flat before making such a statement and notifying the tenant that they intended to completely rewire their home.

MK asked why the estate's leaseholders were not being approached by the TMO – surely the TMO had a responsibility to inform them of endemic problems? It was noted that the electrical installation beyond the meter in leasehold flats was the leaseholder's responsibility. However, it was unclear whether the TMO had actually identified any endemic problems – in fact it was unclear whether the TMO or the contractors had actually identified any serious electrical faults in any properties.

MK stated that she had been threatened with court action after refusing to allow the electrical rewiring works to be carried out in her flat. MK noted that she had been told this on more than one occasion and she stated that other tenants had been told the same.

JL noted the complete absence of any formal consultation for the works with WERA. JM explained that as the works did not affect the estate's leaseholders the TMO were not legally obliged to carry out any formal consultation although he would have expected the TMO to consult the estate's tenants properly and keep the RA informed in any case.

JM stated that he was concerned by the fact that works were apparently being carried out to flats whose electrical installations had been tested and signed-off during the walkway resurfacing works. It was unclear how it was possible for Higgins/Kier to identify faults in these flats now, given that Durkans had given them the "all clear" less than six months ago and this suggested that much of the rewiring work being carried out was most likely completely unnecessary.

An incident in Dartrey Tower where a resident's cooker had been damaged during the electrical works and a separate incident where it appeared that a newly fitted consumer unit had "blown up" in a flat in Upper Dartrey Walk that had required an EDF operative to attend were described. It was unanimously felt that such incidents would discourage tenants further.

EhJ suggested that the TMO staff on the estate needed to take a greater part in monitoring and managing major works. At the moment they did not appear to monitor the contractors, did not always attend contractor meetings and did not appear to take part in inspections of the work. Cllr. Daley said that he believed that this should be part of the duties of the housing management staff on the estate.

JM stated that he had asked Ayo to supply him with a copy of the test results from any electrical testing that had been carried out to date.

It was noted that a contract co-ordination meeting was scheduled for the 24th of October where these issues could be discussed further with Ayo and the contractors.

5. **AGM**

Committee members were reminded of the date of the AGM. Those wishing to stand for re-election were asked to ensure that their nomination forms were submitted by 7pm on the 1st of November.

6. **Purchases**

Invoices for cleaning materials and stationery were presented for payment. This was agreed.

7. **Meetings Attended**

This item was deferred. *Documentation from all meetings attended is available from the reading tray.*

8. **Upcoming Meetings**

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

9. **Any Other Business**

9.1 Cllr. Daley stated that he would be holding surgeries in the Chelsea Theatre. The first surgery was scheduled to take place on Saturday, 28th of October from 9.30am to 11am. Further surgeries would be held at the same time on Saturday, 25th of November and Saturday, 13th of January.

9.2 It was noted that the commercial leaseholders in the Piazza had been told that they would have to close their businesses a second time as a result of the Piazza works. JM stated he had been told that no compensation was available as the Council's Highways department was managing the works and they were not obliged to provide any compensation. Cllr. Daley offered to investigate.

9.3 The ongoing problems with parking in Blantyre Street and Edith Yard were noted. A number of Committee members had made formal complaints to the Area Housing Manager and other senior TMO staff but it appeared that little or no action had been taken to bring the parking under control.

9.4 MG stated that JL, JM and herself had carried out a brief walkabout of the estate the previous Friday noting any issues with the recent communal redecoration works. She asked those attending to bring any outstanding issues of which they were aware to JM's attention so that they could be included in a list of defects that was to be submitted to the clerk of works.

9.5 The recent leaflet from the estate's "artist in residence" was discussed. It was noted that most of the events were operating from the Chelsea Theatre. There was some disappointment that the RA had not been briefed on the events beforehand and that they did not appear to be planning to leave the estate with a "permanent" work of art, as had been suggested.

9.6 JM noted that all of the items purchased with the WCI grant had now been delivered. This included the new tables and chairs, notice-boards and the lockers in the back room.

10. **Date of Next Meeting**

The next meeting is the AGM, scheduled to take place on Wednesday, 8th of November, at 7.30pm in the WERA Clubroom. The next Committee meeting will take place on Tuesday, 21st of November, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair