



World's End Residents' Association

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Minutes of the WERA Committee Meeting held on Tuesday, 21st of November 2006 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present: Margaret Grayling (Chair) Jules Montero (Secretary)
Flora Levy Eryl Humphrey Jones
Caroline Fairchild Monica Boholst
Robert Taylor Joy Laven
Nigel Palmer Marye Kenton

Apologies: John Rendall (Treasurer) Maggie Byrne
Cllr. Maighread Simmonds
Nigel Moore (Neighbourhood Manager, RBK&C TMO)
Gary Riley (Area Housing Manager, RBK&C TMO)

1. Introductions

The newly elected members of the Committee were introduced to the meeting. The rest of the Committee introduced themselves in return.

2. Apologies

The above apologies were accepted.

3. Minutes of Previous Meeting

The minutes of the previous meeting of the 17th of October were accepted as correct.

4. Matters Arising

4.1 Actions from Previous Meeting

There were no actions from the previous meeting

4.2 Matters arising with regard the Decent Homes works and proposed Security Works are noted below.

5. Area Housing Manager's Update

NM and GR had sent their apologies. GR had sent a written update, which JM read out to the meeting:

1. *Signs - Perhaps the committee can come to agreement tonight with regards what information/signs they would like displayed in these areas [large lift lobbies]. We can then arrange a mutually convenient appointment thereafter.*
2. *Dogs - It is hoped to have this letter delivered in time for Christmas, giving a deadline date of 31st January for residents to register their dogs.*
3. *Dog Patrol - We have received notification from Sight and Sound that they are pulling out of the contract as they are unable to continue to provide patrols to this estate. A month's notification was given on 12th November 2006 with a termination date of 12th Dec 06. Alternative arrangements need to be discussed and we will be arranging a meeting with the*

Actions

committee very soon.

4. *Housing Officer - Faye Williams has been appointed permanent Housing Officer for Worlds End Estate and will start on 4th December 2006.*

6. **Major Works (Decent Homes)**

JM described a lengthy discussion with Ayo Sobowale and Chris Lloyd that had taken place at the contract co-ordination meeting held on the 24th of October. JM noted that the TMO and contractors appeared to be proceeding on the basis that a property required rewiring if any faults were identified, irrespective of the nature of the faults or whether it might be more suitable to carry out remedial works. JM had subsequently raised a number of queries/questions with regards the works and the manner in which they were being carried out. No response had been received to date.

JM noted that his discussions with other RAs suggested that the manner in which the works were being carried out on World's End appeared to be typical of the manner in which the TMO had carried out Decent Homes works elsewhere.

It was noted that the Committee was aware of both tenants that were dissatisfied with the works and tenants that were satisfied with the works. Equally, Committee members had seen some completed works that they considered poor and some that they considered acceptable – there appeared to be extreme variation in the quality and workmanship of the works across properties.

It was noted that the Clerk of Works was trying to inspect as many properties as possible, and that he had already identified problems in a number of properties. CF stated that the work in her own flat was still incomplete, and that issues with the work had been identified by the Clerk of Works.

Several Committee members noted that the TMO had previously threatened tenants with legal action if they refused to have the rewiring works carried out in their properties, but that this now appeared to have stopped following a meeting on the estate in which Cllr. Simmonds had participated. It was however noted that some reports of the TMO/contractors threatening to force entry into the properties of tenants who refused to have the works carried out had now been received. It was noted that this behaviour was in direct contravention of the relevant government guidance.

Several Committee members felt that the information provided to tenants, particularly with regards rewiring, was wholly insufficient and that tenants were being misled about the need for the works. It was felt that this was particularly detrimental to those tenants whose first language was not English.

It was agreed that the RA should write to the TMO highlighting the above issues and concerns.

JM

7. **Security**

The letter from Gordon Perry in response to the RA's observations submitted during S20 consultation was presented to the meeting. All Committee members had been provided with copies beforehand.

There was a lengthy discussion as to whether or not the Security proposals should proceed in their current form and with regards to the contents of the letter. The following issues were noted:

- It was clear that many residents still didn't understand the proposals. The consultation exercise had clearly and completely failed to inform and educate residents, as WERA had requested. There was also concern that the results of the survey were unrepresentative of resident opinion.
- It was clear that a significant number of residents opposed the current zoning proposals.
- There appeared to be significant demand for additional CCTV, but only if it was monitored and used properly – residents saw little value in CCTV if it was unmanned.
- There was some concern that the TMO had not identified the issues it was trying to address with the proposed security system or explained how it would use the new system to do so.
- It was noted that right-to-buy leases did appear to contain the clause referred to in the letter, (which would allow the works to proceed), but there was some doubt as to whether all the pre-right-to-buy leases (many of which would not allow the works to proceed) had been varied.
- There were questions as to whether the additional Police/PCSO resources referred to in the

letter would actually be available. It was also noted that there were concerns with regards the availability and visibility of the existing PCSO patrols on the estate.

- No policy document had been received regarding the TMO's management, operation and maintenance of the proposed security system despite numerous requests.

It was concluded that the proposals could not proceed in their current form given the level of resident opposition. There was some concern that the TMO might intend to proceed with the proposals in any case. JM was asked to contact Gordon Perry and ask him to clarify how the TMO intended to proceed. It was noted that the relevant meeting of the Property Management Committee, where a decision was expected to be taken, was now scheduled for the 18th of December.

It was agreed that WERA should respond to Gordon Perry's letter in writing highlighting the above issues and concerns.

It was noted that the TMO/Pellings had submitted a planning application for the works. JM would respond on behalf of WERA highlighting the relevant issues from WERA's original S20 response.

8. **Use of WERA Clubroom**

JM advised the meeting of the following requests for the use of the WERA clubroom:

- A request from the Friday Prayer Group wishing to extend their use of the room on Friday afternoons by three months. This was agreed.
- A request from the Over50s for the use of the room on the 19th and 20th of December (all day) for their Christmas Party. After some discussion, a vote was taken. It was agreed that the group would be permitted to use the room on the dates requested if they abided by certain conditions. JM was asked to relate these conditions to the Over50s.

JM stated that members of staff from K&C PCT had expressed an interest in using the room and that he was in the process of obtaining further information. JM would contact Committee members once he had done so.

9. **Purchases**

This item was deferred.

10. **Meetings Attended**

This item was deferred. *Relevant documents from meeting are available from the reading tray.*

11. **Upcoming Meetings**

See back of agenda.

12. **Any Other Business**

There was no other business.

13. **Date of Next Meeting**

It was agreed that the date of the next meeting would depend on the response to the enquiries with regards the proposed security works. Meetings were tentatively scheduled for the 12th or 18th of December (7pm, WERA Clubroom), should they prove necessary. JM would confirm dates with Committee members once known. JM would also draw up a list of meeting dates for the coming year.

The meeting then closed

..... Chair