



# World's End Residents' Association

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## Minutes of the WERA Committee Meeting held on Tuesday, 20<sup>th</sup> of February 2007 at 7pm in the WERA Clubroom, 16 Blantyre Street

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<b>Present:</b>	Margaret Grayling (Chair) Marye Kenton Eryl Humphrey Jones Caroline Fairchild Flora Levy	Jules Montero (Secretary) Joy Laven Maggie Byrne Monica Boholst
<b>In Attendance:</b>	Police Sgt. Tim Otway A Cremorne Ward PCSO Jennie Rawlings (Chelsea Theatre)	
<b>Apologies:</b>	John Rendall (Treasurer) Nigel Palmer Robert Taylor Cllr. Maighread Simmonds Cllr. Mark Daley	

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Police Sgt. Tim Otway attended at 6.30pm to meet WERA Committee members and discuss any issues of relevant to the World's End Estate. A number of issues were discussed, including dogs, youth behaviour and the effectiveness and presence of the Ward's PCSOs.

Sgt. Otway described the current operation of the Ward's PCSOs and noted a number of significant changes that he was in the process of implementing to improve their effectiveness. He noted that the Police Office on the Piazza was expected to become operational in April and would serve as the base of operations for a total of 21 Police officers and PCSOs.

Jennie Rawlings spoke briefly about recent problems with youths in the Chelsea Theatre.

Sgt. Otway stated that he was in the process of re-establishing the Cremorne ward panel, but wished to ensure that it was fully representative of the community. He offered to attend WERA Committee meetings in the interim and provided the meeting with his full contact details (attached).

Sgt. Otway and Jennie Rawlings then left the meeting.

### 1. Apologies

The above apologies were accepted.

### 2. Minutes of the Previous Meeting

The minutes of the previous meeting of the 16<sup>th</sup> of January 2007 were approved as correct.

### 3. Matters Arising

Item 7 – JM had advised the told AI-Anon Group they could use the clubroom on the date requested.

Item 12 – The WERA Special Committee Meeting had taken place on the 30<sup>th</sup> of January.

The remaining actions were deferred in GR's absence. No updates had been received from GR prior

## Actions

to the meeting.

It was noted that the letter to the estate's residents regarding responsible dog ownership had finally been distributed to the estate's residents after an extremely lengthy delay, although it remained to be seen whether the TMO would take any subsequent action to deal with the dog problem on the estate.

#### 4. **Area Housing Manager's Update**

This item was deferred in GR's absence.

#### 5. **Housing Stock "Options"**

Copies of a recent newspaper article regarding the possibility of housing stock transfers had been distributed prior to the meeting. Copies of a paper regarding the same issue that had been presented at the last TCC meeting were also distributed. JM noted that the article appeared to be based on the TCC paper and that the preferred option appeared to be to find some way for the Council to transfer the housing stock to an ALMO (i.e. the TMO). It was noted that any transfer should require a stock transfer ballot to take place on each and every estate that was to be transferred.

#### 6. **Major Works**

##### 6.1 *Piazza Works*

CF told the meeting that Jane from the Neighbourhood Advice Centre was going to write to RBK&C with regards the severe and negative impact the works were having on the centre's operation and financial viability. She explained that the centre's electricity supply had been cut-off on one occasion and the continuous noise made its day-to-day operations impossible. The letter would also include the comments and complaints of the commercial leaseholders whose businesses had all been badly affected by the works, as well as of many residents who were concerned by the poor lighting, the uneven floor surface and the traffic in to and out of Edith Yard.

There was general concern about the planning and management of the works and Committee members agreed that WERA would support the letter.

##### 6.2 *Communal Re-decorations*

It was noted that the lights in the gardens had been installed. The RA had begun to receive a significant number of comments and complaints from residents living around the gardens about the number and sheer brightness of the lights. These had been brought to the attention of Ayo Sobowale (TMO Project Manager) and Chris Lloyd (Pellings consultant). The use of lower wattage bulbs had been proposed but it remained to be seen what corrective actions, if any, would be taken.

#### 7. **Redecorating Clubroom**

JL proposed redecorating (painting) the WERA Clubroom. JM estimated that painting the main/front room would require about £80-£100 worth of paint and stated there were sufficient funds in the RA's bank account to do so. There was general agreement. JM, JL and JM would progress the proposal.

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

JM had received a request from Grace Okoro for the use of the clubroom to conduct a nutritional advice course during March/April. Grace worked for the Kensington & Chelsea Primary Care Trust and was acting on behalf of the Chelsea Asian Womens Group. The request was approved. JM would inform Grace.

JM

#### 9. **Purchases**

JM asked the meeting to approve the purchase of a new toner cartridge for the office printer at a cost of approximately £50. This was agreed.

#### 10. **Meetings Attended**

##### 10.1 *Cleaning Review*

MK and JM had attended a cleaning review with Abraham Ahmed on the 26<sup>th</sup> of January. A draft of

the cleaning review report had now been received. The report appeared to contain most of the comments made during the review but the scores (a universal 4 out of 5 for everything) were not those MK and JM recalled giving the various aspects of the service. JM had emailed Abraham expanding on the comments noted and highlighting the error in the scores.

11. **Upcoming Meetings**

See back of agenda.

12. **Any Other Business**

It was noted that broken glass panes in the front door to Whistler Tower had been replaced with wood panels. It remained to be seen whether these would prove any more durable than the glass. It was noted that the TMO clearly did not appreciate the level of vandalism that the block entrances suffered from given that the doors proposed in the new security system contained significant amounts of glass and were likely to be as susceptible to vandalism as the existing doors.

A question was raised with regards the "cyclo" heating system, meters for which were located in each flat and were paid for as part of the heating and hot water costs passed on to residents. It was noted that it was generally understood that the system was no longer required following works to the boiler and central heating system and that the system was effectively heating already-hot water and therefore a complete waste of both energy and money. It was agreed that the issue should be brought to the TMO's attention.

CF told the meeting that she was still waiting for Higgins, one of the Decent Homes contractors working on the estate, to make good all the work in her flat. She noted that a number of light fittings had been poorly installed (screwed directly onto plasterboard without using screw plugs) and that these were now literally falling off the wall.

13. **Date of Next Meeting**

The next scheduled Committee meeting will take place on Tuesday, 20<sup>th</sup> of March at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair