



# World's End Residents' Association

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## Minutes of the WERA Committee Meeting held on Tuesday, 21<sup>st</sup> of August 2007 at 7pm in the WERA Clubroom, 16 Blantyre Street

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<b>Present:</b>	Margaret Grayling (Chair) John Rendall (Treasurer) Joy Laven Marye Kenton	Jules Montero (Secretary) Maggie Byrne Eryl Humphrey Jones Nigel Palmer
<b>In Attendance:</b>	Gary Riley (Area Housing Manager, RBKC TMO)	
<b>Apologies:</b>	Caroline Fairchild Flora Levi Cllr. Maighread Simmonds	Monica Boholst Robert Taylor

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### 1. Apologies

The above apologies were accepted.

### 2. Minutes of Previous Meeting/ Matter Arising

This item was deferred as the minutes of the previous meeting had not been finalised.

### 3. Manager's Update

GR distributed a written report to the meeting and then noted the following:

GR stated that he was in the process of obtaining quotes for the installation of CCTV in the car park. Once these had been received he would pass them on to Peter Tozer, and ask for the necessary funding to be released from the security project budget.

GR stated that 1SC Guarding were now patrolling the car park on four nights of the week between 9.30pm and 2.30am.

GR stated that seven abandoned cars had been removed. JR provided GR with details of a further two abandoned cars.

GR stated that the proposed jet washing of the car park had been suspended as a result of water ingress into the underground car park, which was currently undergoing refurbishment.

GR noted the issues with the lights in the Piazza and stated that he had contacted Peter Wheeden at the Council on a number of occasions with regards the ongoing issues in the Piazza.

GR also noted that a number of commercial properties on the Piazza had been flooded during the recent heavy rains. Members expressed concern that the newly installed drains on the Piazza had proved insufficient.

GR noted that he would be attending a meeting with RBK&C in early September with regards the adoption of the Piazza. After some discussion of the relevant issues it was agreed that it might be best if the Council only adopt the Piazza and Omega Passage, whilst Edith Yard and Alexander Passage should remain the responsibility of the TMO.

### Actions

GR stated that additional “no dogs” signs had been ordered and would be put up in the estate’s gardens shortly. It was suggested that the TMO remind all residents that dogs were not permitted in the gardens.

GR stated that David Ward, Leasehold Officer for the estate, was holding a leaseholder surgery from the Blantyre Office on the evening of the third Wednesday of every month.

It was noted that motorbikes had been seen parked on the Piazza on several occasions.

#### 4. **Safer Neighbourhood’s Update**

This item was deferred in Sgt. Otway’s absence.

#### 5. **Flashpoint**

JM stated that he had been informed by Robert Rush that a planning application for the proposed extension to Flashpoint had been submitted. A planning notice for the works was expected shortly. It was agreed that the written comments and observations that the committee intended to send to Robert Rush with regards to the works would now be sent in response to the planning notice.

#### 6. **Estate Security**

JM stated that Peter Tozer had contacted him prior to the summer break asking whether the Committee had reached any conclusions with regards the proposed security improvements and in particular the replacement of the current door entry system.

After some discussion, Committee members expressed support for:

- Refurbishment of the existing CCTV system and installation of additional cameras were necessary and that the new CCTV system should be manned/monitored at all times.
- That the TMO should investigate the use of a security patrol across the estate. It was noted that a resident had suggested the use of his employer (ISC). It was agreed this should be investigated further.

It was generally felt that any decision with regards the removal, refurbishment or upgrade of the door entry system should follow proper consultation with residents. An Open Meeting was suggested.

#### 7. **Correspondence**

##### *Flooding*

JM noted that the RA had received a letter from the Council asking for the details of any properties affected by flooding during the heavy rains in July. It was noted that the following properties had been affected: Ashburnham Primary School, Chelsea Theatre, National Storage, the estate’s boiler room, some flats/houses on the Chelsea embankment adjacent to the estate (next to/behind the “pen”), Lisboa Delicatessen, and the Newsagent and Hairdresser on the Piazza. JM would respond to the letter with these details.

JM

##### *Satisfaction Surveys*

Satisfaction surveys for some of the recently completed major works had recently been dispatched to residents. It was noted that the relevant works had all been completed over 12 months earlier – the surveys were therefore going out to residents after the end of the guarantee period and after any snagging (if any) should have been carried out. Several members stated their intention to respond to the survey by indicating in the strongest possible terms that it was late, poorly drafted and invalid.

##### *Cavity Wall Insulation*

Several members noted that copies of a letter regarding a survey to determine whether cavity wall insulation could be installed on the estate had been put up in a number of lift lobbies. The RA had not been formally notified of any survey and members indicated that they were unaware of the letter, the survey or the plan to install cavity insulation. GR stated that he was also unaware of the letter and survey and offered to investigate.

GR

**8. Use of WERA Clubroom**

JM stated that he had received a request from CCPP (Chelsea Community Peace Project) for the use of the room in the late evening throughout Ramadan. JM noted that this was the third year that the group would use the room during Ramadan. After some discussion it was agreed that the group could use the room. JM would inform the group, advise them of the times of the available bookings, and remind them of the room’s conditions of use.

**9. Meeting Attended**

*World’s End ARB*

GR described the works that had been approved for funding by the ARB. It was noted that a further £4000-£5000 of funding was expected to be available and members were asked for suggestions. The following were suggested:

- The painting of the tower landing ceilings (at the same time as the floors).
- The removal of the “double railings” from those walkways where they were unnecessary.
- That the broken security door into the garden on Dartrey Walk close to Dartrey Tower lift lobby be replaced with fixed railings.

*World’s End Piazza Committee*

The World’s End Piazza Committee – composed of residents and local businesses – had met on the 1<sup>st</sup> of August and a number of Committee members had attended. NP gave the meeting an update of the issues discussed but noted that there had not been any significant developments.

**10. Upcoming Meetings**

JM referred the meeting to the upcoming events and meetings listed on the back of the agenda.

**11. Any Other Business**

It was noted that the planning application for the conversion of part of the Hortensia site (the adult education college) into luxury flats had been approved.

It was noted that Neville O’Garro, the estate’s caretaking supervisor, was known to be nearing retirement although the TMO had yet to make a formal announcement. The Committee agreed that Neville should receive the customary parting gift from the RA once his retirement, and the date of his retirement, had been confirmed.

**12. Date of Next Meeting**

The next Committee meeting would be held on Tuesday, 18<sup>th</sup> of September, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair