



World's End Residents' Association

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Minutes of the WERA Committee Meeting held on Tuesday, 18th of September 2007 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:	Margaret Grayling (Chair) John Rendall (Treasurer) Eryl Humphrey Jones Nigel Palmer	Jules Montero (Secretary) Maggie Byrne Marye Kenton Caroline Fairchild
In Attendance:	Gary Riley (Area Housing Manager, RBKC TMO) Ian Buckingham (RBKC) Police Sgt. Tim Otway	
Apologies:	Monica Boholst Cllr. Maighread Simmonds	Joy Laven Cllr. Mark Daley

1. Apologies

The above apologies were accepted.

2. Piazza

IB provided the meeting with an update on the Piazza and discussed the following issues:

Piazza Meeting - IB noted that Peter Wheeden had attended the meeting of the Piazza Committee the previous Wednesday and provided that meeting with an update on progress to date.

Cars driving onto Piazza - IB stated that a bollard had been installed to deter cars driving onto the Piazza. Several members noted that cars were still able to drive on to the Piazza. It was noted that the contractor jet-washing the Piazza had driven on to the Piazza from the Kings Road, not from Edith Yard. The installation of an additional bollard on the Kings Road side of the Piazza was suggested.

Step outside World's End Pub - IB stated that a step had been installed outside the World's End Pub.

Dropped kerbs near car park - IB stated that the kerbs outside Greaves Tower and the car park had been dropped to prevent any possible trip hazard.

Balloons - IB stated that the balloons, balloon remains, and other detritus from the Piazza Opening Day event had now been removed from all the lamp-posts.

Tree planting - IB stated that the proposals to plant an additional four trees on the Piazza were awaiting approval. There a discussion as to what would be suitable and it was suggested that IB identify suitable tree varieties and the Committee would provide feedback. It was noted that the existing trees were not evergreens.

Lighting - IB stated that Fitzpatrick were due on site the following day (19th of September) to deal with the outstanding issues with the lighting on the Piazza. EDF were also expected to supply a connection to a feeder pillar on the same day. IB noted that the MCBs on the Piazza cut the supply to all lighting in the event of any faults. NP asked whether the Piazza lights cast light into the flats facing the Piazza. It was noted that they did not appear to do so and that there had been no complaints from residents.

Cleaning - IB stated that three attempts had been made to remove the circular tyre-mark stain on the Piazza. The tyre mark had faded significantly but had not been removed completely. The use of an

Actions

abrasive was suggested, although it was noted that any damage to the surface had to be minimised.

Anti-Social Behaviour - IB stated that the bench between the World's End Pub and the Nursery was to be removed to deal with reported incidents of anti-social behaviour in the vicinity. A forthcoming review of street furniture along the Kings Road would decide whether it would be reinstated.

Edith Yard - IB noted concerns about the imposition of the Congestion Charge on Edith Yard. IB noted that exemptions for cul-de-sacs on the periphery of the Congestion Charge Zone boundary had been granted elsewhere in the borough, and that the Council would apply for an exemption for Edith Yard.

IB described the parking and loading restrictions that were currently in place in Edith Yard: double yellow lines indicated no parking and loading times were limited to 20 minutes. IB stated that loading times were to be extended to 40 minutes in the near future. It was noted that it did not appear that the restrictions were currently being enforced. JM asked whether any of these limits would impact TMO contractors, some of whom parked in Edith Yard. GR said he did not know.

Shop Fronts - IB stated that Council policy did not allow the installation of external shutters but suggested that commercial leaseholder wishing to redecorate/refurbish their shop-fronts should apply for planning permission. MB stated that the newsagent had applied for permission to renew the external shutters of their shop and had been turned down.

Tables and Chairs - IB stated that all of the commercial leaseholders would require the appropriate license/permission to have tables and chairs out on the Piazza, and noted that he believed that the Chelsea Theatre were in the process of applying for permission. It was also noted that Lisboa claimed that it had permission to place two tables (and chairs) outside their shop. IB stated that he would write to Lisboa instructing them to provide evidence of any permission granted. Several members expressed dissatisfaction with the current state of the Lisboa shop frontage/door.

Farmers Market - IB stated that as far as he was aware no applications to run a farmer's market on the Piazza had been received to date, but noted that someone expressing an interest in doing so had attended the Piazza Committee meeting the previous week.

Omega Passage - IB stated that they were currently investigating a number of lighting improvements to Omega passage and that SITA had been advised to clean the area.

Boiler Room Roof - JR noted that water had started to enter the boiler room below Edith Yard. IB noted a potential issue with a drainage channel located nearby and stated that he would investigate.

Car Park - IB stated that Fitzpatrick were no longer willing to clean the car park. The TMO would therefore arrange for a contractor to clean the car park, and Fitzpatrick would be recharged. GR stated that car park users would be notified in advance of the work (car park cleaned, floor sealed and waterproof joints replaced) taking place.

Edith Yard - EHJ noted water pooling in the middle of Edith Yard.

Drains - IB stated that Fitzpatrick had cleared out all the drains as part of the works, but noted that debris from the building's foul drain had made its way into the drains. EHJ noted that the drains were "too open" and allowed rubbish to fall in and accumulate.

Costing - NP asked whether the final cost of the works were known. IB stated that they were not - the contractor had yet to issue a final invoice.

3. **Minutes of the Previous Meeting**

Minutes of the meeting held on the 10th of July 2007

Item 8 - EHJ queried whether the Committee had agreed to the installation of a dog toilet on the estate and that it would assist the TMO in consulting residents. It was agreed that the minutes were incorrect: the Committee had agreed that the TMO (**not** WERA) identify a suitable location for a dog toilet on the estate and that the TMO (**not** WERA) consult residents before its installation.

The minutes were otherwise approved as correct.

Minutes of the meeting held on the 21st of August 2007

The minutes were approved as correct.

4. **Matters Arising**

Minutes of the meeting held on the 10th of July 2007

Item 8 – JM has advised the Under 5s playgroup that they could use the room on the date requested.

Minutes of the meeting held on the 21st of August 2007

Item 7 – A letter had been sent to the Council identifying the affected properties.

Item 7 – GR had identified the person at the TMO dealing with the survey and provided JM with their contact details.

Item 8 – JM had informed CCPP that they could use the room on the dates requested.

5. **Manager's Update**

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

Leaseholder Services Surgery - GR stated that the date of the surgery had now been changed to the first Thursday of the month (from the third Wednesday of the month).

ARB - GR stated that he had now received a quote from OCS for £15,000 to paint the tower landings. The costing would be discussed at the next ARB (scheduled for the 28th of November).

Caretaking Supervisor - It was noted that Neville O'Garro's last day as the Estate's Caretaking Supervisor had been the previous Friday, the 14th of September. GR stated that a decision concerning the long-term future of the post was to be made as part of the Neighbourhood Services Review (expected to be completed by December) but that the post would be filled in the interim. Internal recruitment had proved unsuccessful so the TMO was looking to appoint someone from an agency.

Signs - GR stated that the "no dogs" signs had been ordered but that he could not order any signs for the Piazza as the Council did not wish any signs to be installed there. EHJ asked whether an additional "no dogs" sign could be placed on the embankment side perimeter fence. GR said that he would contact EHJ to identify a suitable location once the signs had been delivered.

Car Park - GR stated that he had asked RBKC to remove an additional eight abandoned cars from the residents car park. GR noted that the CCTV proposals for the car park had been endorsed as being compatible with the system proposed for the rest of the estate. Colin Dawes (Asset Strategy Manager) was expected to take a decision as to whether the works should proceed shortly.

Cavity Insulation Survey - GR explained that the cavity-wall insulation survey which had taken place on the estate was part of a borough-wide feasibility study. JM stated that he had discussed the letter and the survey with Colin Dawes and the appointed consultant (from Brodie Plant Goddard). Valerie Sharples had been identified as the TMO project manager.

Heating - GR confirmed that the heating would be switched on the following day (19th September).

AOB - EHJ asked whether Faye Williams might be able to attend the next Committee meeting. GR said that he would ask her to do so.

6. **Safer Neighbourhoods**

TO apologised for not having the latest crime statistics for the estate available.

TO described a dog attack on a 12 year old boy that had taken place on the Piazza on the 6th of September. The dog had been identified as an Akita, known to be kept on the estate. TO described how, after much effort, the dog had been located (off the estate) impounded and a number of arrests made. TO noted that the dog would now be relocated to a kennel for observation. Its future was yet to be determined. TO thanked GR for the TMO's assistance in dealing with the incident.

TO then gave an overview of the Dangerous Dogs Act, noting that the section of the act that had allowed the Police to deal with the dog involved in the attack applied to all dogs and not just "dangerous breeds". A discussion followed where it was noted that muzzling was a particularly effective way of controlling potentially dangerous dogs.

7. Newsletter / Open Meeting

JM told the meeting that he was in the process of putting together the next WERA newsletter and asked those attending to suggest or submit items for inclusion. The following items were suggested:

- An update on the Piazza works (and progress following “completion”).
- The departure (and appointment?) of the Estate’s Caretaking Supervisor.
- An article on dogs and responsible dog ownership.
- A tribute/obituary to David Longley, former RA Secretary, who had passed away recently.
- An article on Gordon Perry’s departure as TMO Chief Executive.
- Decent Homes – asking tenants for feedback on the works and outstanding issues.
- An article describing after-school activities in Ashburnham Primary school.
- An article describing activities at Chelsea Youth Club.

JM asked the meeting to consider a suitable date and topics for an Open Meeting. The date of Tuesday, 16th of October was suggested. The following topics were suggested: satisfaction with Decent Homes works, the estate security proposals, the Piazza, dogs and the TMO’s Dog Policy. It was noted that the meeting might be a suitable venue to introduce the new Caretaking Supervisor.

8. Meetings Attended

Piazza Committee Meeting - NP, JM, CF and MK had attended the meeting of the Piazza Committee held in the World’s End Pub on the 12th of September. Cllr. Simmonds and Cllr. Daley had both attended. Peter Wheeden had provided the meeting with an update on progress to date.

Communal Redecorations - JR had met with Ayo Sobowale on the estate to inspect the signage that had been “temporarily” removed or relocated during the works but had not been reinstated. JR had been assured that all the signage would be returned to its original location. This had not yet happened.

9. Upcoming Meetings

JM referred the meeting to the upcoming events and meetings listed on the back of the agenda. It was noted that the next meeting of the TCC was scheduled to take place on Thursday, 18th of October, at 6.30pm at the Town Hall.

10. Any Other Business

EHJ asked whether tenants were satisfied with the works carried out to their homes as part of “Decent Homes”. It was noted that some were and some were not. JM stated that many issues had been highlighted to the TMO during the works, but it was not known whether they had been dealt with. EHJ suggested WERA determine the level of satisfaction with the works and identify outstanding issues.

NP stated that he had received complaints regarding the lamp-posts in the estate’s inner gardens. It was noted that the RA had raised concerns about the lights and had been told that remedies would be investigated. JM said he would contact the TMO and determine what progress had been made.

JM

MK stated that the Over50s wished to hold their Christmas Party in the clubroom on the 13th and 14th of December. It was noted that the groups using the room on Thursdays and Fridays were unlikely to have “broken up” for Christmas at that point. MK was asked to check whether the Over50s might be able to hold their party on the Tuesday and Wednesday instead. MB noted that the school would be holding their own Christmas Party at around the same time and that the two events should not clash.

JM presented a BT telephone bill for £84.10 for payment. Payment was agreed.

11. Date of Next Meeting

The date of the next Committee meeting would depend on the date of the proposed Open Meeting.

The meeting then closed

..... Chair