



World's End Residents' Association

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Minutes of the WERA Committee Meeting held on Wednesday, 24th of October 2007 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:	Margaret Grayling (Chair) John Rendall (Treasurer) Marye Kenton Caroline Fairchild Joy Laven	Jules Montero (Secretary) Maggie Byrne Nigel Palmer Robert Taylor
In Attendance:	Faye Williams (RBKC TMO)	
Apologies:	Flora Levy Eryl Humphrey Jones Cllr. Mark Daley Police Sgt. Tim Otway	Monica Boholst Cllr. Maighread Simmonds Gary Riley (RBKC TMO)

	Actions
<p>1. Apologies</p> <p>The above apologies were accepted.</p>	
<p>2. Minutes of the Previous Meeting</p> <p><i>Minutes of the meeting held on the 18th of September 2007</i></p> <p>The minutes of the previous meeting were accepted as correct.</p>	
<p>3. Matters Arising</p> <p><i>Minutes of the meeting held on the 18th of September 2007</i></p> <p>Item 10 – JM stated that he had asked Ayo Sobowale whether there had been any progress in addressing issues with the newly installed lighting in the estate's gardens. Ayo had forwarded the enquiry to Joanne Burke and asked for it to be logged as a formal enquiry/complaint from the RA. It was believed that Ayo would now provide a formal response.</p> <p><i>Other Matters Arising</i></p> <p>JM told the meeting that he had been notified that the TMO had appointed Mr. Winston Harvey as the estate's caretaking supervisor. FW stated that she believed the appointment was only temporary but did not know for how long.</p>	
<p>4. Manager's Update</p> <p>Gary Riley had been unable to attend the meeting. FW agreed to address any issues on his behalf.</p> <p>FW stated that the TMO had appointed a new interim CEO: Helen Evans. Several members noted having met Helen at the recent TMO Leaseholder conference and subsequent meetings. JM noted that Helen had agreed to attend a Committee meeting and would be arranging that meeting shortly.</p> <p>JM noted that Ashburnham Tower stairwell had been netted from the outside to prevent pigeons</p>	JM

roosting on the ledges and asked whether similar work would be carried out in the other towers. FW stated that the netting had been installed in Ashburnham Tower to deal with the specific case of a resident affected by a medically-recognised allergy and that she did not believe that similar works would be carried out elsewhere given the costs involved. Several members noted the increasing pigeon population and suggested investigating possible funding (e.g. from the ARB or the WCI) for pigeon control measures. JM would ask Cllr. Simmonds whether the WCI might fund such measures.

JM

JR asked whether the resident which had been relocated off the estate to allow the TMO to deal with a leak in Berenger Walk had returned. FW said she believed the resident had been relocated off the estate and had yet to return. JR noted that some kind of leak into the empty space below Berenger Walk adjacent to the Blantyre Centre appeared to have restarted.

JM asked whether the flat that had been severely damaged in the summer as a result of a gas explosion had been refurbished. FW said that the refurbishment work was expected to begin shortly. FW noted that the resident had been living elsewhere, but that the TMO had now secured another flat for her to live in on the estate whilst her flat was being refurbished.

5. **AGM / Newsletter**

JM suggested Tuesday, 20th November as a suitable date for the WERA AGM.

Two leaflet drops (the formal notice to be delivered 21 days in advance of the meeting, and a reminder) were proposed. This was agreed. JM would prepare the notices. Committee members would help deliver them.

JM
All

The meeting suggested the following topics for the “open discussion” portion of the meeting: Decent Homes, estate security, the Piazza, dogs and the dog policy, estate staffing, the new Police office and the adoption of the Piazza by the Council.

JM said he would invite Ian Twyford, Alasdair Manson, Gary Riley, Tenant Participation, the Ward Councillors and Police Sgt. Tim Otway (and his team) to the AGM. It was agreed that the TMO staff would be advised that the agenda for the meeting would contain an “open discussion” to allow residents to raise issues and/or ask questions of those present, once the formal items on the agenda had been dealt with.

Several members noted having discussed joining the Committee with a number of residents and it was hoped that these would choose to stand for election.

JM reminded everyone to submit something for inclusion in the newsletter, which was planned to be ready by Christmas or early in the New Year.

All

6. **Piazza**

JM asked those present to copy any issues with the Piazza to NP. NP stated that he believed it was important to stress to the Council that the Piazza was not what had been promised as it had clearly deviated from the original proposals. Members noted ongoing problems with the lights, seating and the lack of greenery. NP noted that he believed the Chelsea Theatre intended to ask permission for outside seating. There was a brief discussion on the activities of the Chelsea Theatre.

7. **Dog Policy**

JM stated that he had collated a list of the proposals for an estate dog policy that had been suggested by members over the preceding months. JM ran through the proposals on the list.

The following proposals were re-iterated: restrictions on the number and type of dogs kept on the estate, a ban on any kind of dog breeding, enforcement of the “no dog” policy in the estate’s gardens, and that residents should be advised not to allow their visitors to bring their dogs on the estate.

It was noted that the TMO’s current dog register appeared to be far from comprehensive – there were clearly many more dogs on the estate than registered.

It was also noted that the large amount of dog fouling in the gardens and communal areas was causing the TMO’s cleaning and grounds maintenance contractors many problems. There was some question as to whether any of these issues and problems were being addressed by the TMO.

It was noted that the dog involved in the recent incident on the Piazza had been brought to the attention of the TMO on numerous occasions dating back to the beginning of the year, as the breed (Akita) was known to be potentially very dangerous, but that the TMO did not appear to act on these reports.

A question as to whether the TMO might be liable for any serious incidents involving the dog of a resident living on the estate was raised – members queried whether the TMO might be exposing itself to civil action for not acting on repeated reports of dangerous dogs on the estate.

It was suggested that the list, as well as the issues listed above, be sent to Ian Twyford at the TMO for consideration and inclusion in any new dog policy for the estate.

JM

8. **Use of WERA Clubroom**

JM told the meeting that the Over50s had contacted him and indicated that they wished to use the clubroom on the dates identified at the last meeting (Thursday 13th and Friday 14th of December) rather than the alternative dates that had been suggested.

JM had advised the Over50s that the room was booked by five other groups on the dates requested (two on the Thursday, three on the Friday) but that he would try to secure the room for their use in any case. Unfortunately whilst three of the five groups were willing to change their bookings, two were not. MK stated that she was disappointed that the Over50s could not use the room on the dates they wanted and could not understand why the RA did not simply demand that the other groups change their bookings. JM noted that it was up to the groups concerned as to whether they were willing or able to change their bookings, not the RA. JM also noted that some of the groups concerned were groups of residents and stated that he did not believe it was acceptable for the RA to favour one group of residents over another.

JM noted that the Over50s had now asked to use the room on the following Tuesday and Wednesday (the 18th and 19th of December). The meeting agreed that they could use the room on those dates. JM would confirm the room's availability (with Victim Support, who have the room booked on Wednesday afternoons) and then inform the Over50s.

JM

Several members noted that clubroom bookings were prominently displayed on a notice-board within the clubroom and there was no reason why any of the groups already using the room, and thus perfectly able to check the notice-board, should be unaware of the room's availability at any time.

9. **Meetings Attended**

JM and JR had attended the TMO's Neighbourhood Conference on the 11th of October.

MG, JM, JR and JL had attended the TMO's Leaseholder Conference on the 16th of October. It was noted that a number of the estate's leaseholders had also attended.

MG and JM had attended the Council's TCC meeting on the 18th of October.

Copies of any documents distributed at these meeting would be available from the reading tray.

10. **Upcoming Meetings**

JM drew the meeting's attention to the list of upcoming meetings on the back of the agenda. The TMO AGM, on the 12th of November, was highlighted and all TMO members on the Committee were encouraged to attend.

11. **Any Other Business**

Members described several incidents of noise nuisance the previous week and weekend. It was noted that the frequency and number of incidents in the Piazza, the estate's gardens and other communal areas appeared to be on the increase. Many of the incidents involved young persons with dogs, who allowed their dogs to bark loudly and run loose in both the Piazza and the estate's communal areas late at night. It was suggested that residents should ring the Police and/or the Council's Noise Nuisance department so that the incidents could be logged. NP stated that the Police should be patrolling within the boundary of the estate, particularly along the walkways, stairwells and first floor gardens, just as they would on any other street in the borough. Several members noted the growing need to reinstate some kind of patrol on the estate to deal with noise nuisance caused by those

loitering in communal areas late at night.

NP identified problems with incorrectly addressed and incorrectly delivered post on the estate. NP described how many companies appeared unable to generate a complete and correct postal address when supplied with the door number and postcode of a flat and that this resulted in significant volumes of post with incomplete addresses that the postmen found very difficult to deliver correctly. NP stated that he intended to submit a formal complaint to the Post Office and suggested WERA do the same. JM said he would check whether or not complete addresses could be generated for all of the estate's post codes. JL noted incidents of post being delivered to the wrong walkways (e.g. post to Whistler Walk being delivered to Upper Whistler Walk and vice-versa). This was noted as being the result of mistakes at the sorting office, and had previously been brought to the Post Office's attention.

JM

12. Date of Next Meeting

The next meeting would be the WERA AGM to be held on the evening of the 20th of November. JM noted that he would be in the WERA Clubroom on the evening of the 13th of November (seven days before the date of the AGM) to collect the nominations for election delivered to the clubroom.

A Committee meeting would be scheduled to take place shortly after the AGM. It was hoped that Helen Evans would be able to attend this meeting.

The meeting then closed

..... Chair