



# World's End Residents' Association

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## Minutes of the WERA Committee Meeting held on Tuesday, 19<sup>th</sup> of February 2008 at 7pm in the WERA Clubroom, 16 Blantyre Street

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<b>Present:</b>	Margaret Grayling (Chair) John Rendall (Treasurer) Joanna Mcdermott Marye Kenton Katy Parry Jones Eryl Humphrey Jones	Jules Montero (Secretary) Barbara Ofori-Boateng Caroline Fairchild Joy Laven Maggie Byrne
<b>In Attendance:</b>	Jennie Sophocleous (Chelsea Theatre) Police Sgt. Tim Otway Alasdair Manson (RBK&C TMO)	
<b>Apologies:</b>	Monica Boholst Jose Rioseco Lucy Bowdler Cllr. Maighread Simmonds	Robert Taylor Nigel Palmer Gary Riley (RBK&C TMO) Cllr. Mark Daley

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### 1. Apologies

The above apologies were accepted.

### 2. RBK&C Partnerships Consultation

Jennie Sophocleous (JS) from the Chelsea Theatre introduced herself to the meeting.

JS proceeded to describe the consultation work that she had been carrying out on behalf of the Council and the Kensington and Chelsea Social Council in the Chelsea Theatre. This had involved holding a number of focus groups to canvas opinion and identify any issues that could be fed into the Council's long-term Community Development Strategy. It was hoped the focus groups would help identify any "gaps" in local services and facilities.

JM noted the recent loss of Ashburnham Community Centre and queried whether all of the services that had previously been provided from the Community Centre had found alternative accommodation elsewhere in the local area or whether they had been simply forced to wind down.

JR noted the increasing amount of housing in the area, very little of which was social housing. There was general concern as to the ability of local services to cope with the increasing population.

EHJ noted the lack of playground facilities in the local area following the closure of the adventure playground in Lots Road. BO-B noted the need to involve local children and teenagers in organised sporting activities.

Several Committee members stated that they believed that the Chelsea Theatre was underutilised.

JS noted the issues that had been highlighted and explained that no further Focus Groups were to be held. The results of the Focus Groups and other consultation exercises were to be presented at a meeting to be held at the Town Hall on the 10<sup>th</sup> of March. Everyone was invited to attend.

JS thanked the Committee for their time, was thanked for attending, and then left the meeting.

### Actions

### 3. **Minutes of Previous Meeting**

The minutes of the meeting held on the 15<sup>th</sup> of January 2008 were accepted as correct.

### 4. **Matters Arising**

JM asked Committee members to check the contact list that was being circulated and check that their contact details were correct so that it could be finalised and distributed.

#### *Meeting of the 18<sup>th</sup> of January 2008*

Item 2 – EHJ confirmed that she had sent Liam Good photographs of the walkway roof.

Item 9 – The World's End ARB was on the agenda and would be discussed later.

It was noted that WERA was still waiting for Liam Good to respond to his actions under item 2. JM noted that he was in the process of arranging a walkabout of the estate with Liam Good.

TO noted the large number of incidents of vandalism of the estate's lifts recorded in the previous minutes and said that he would discuss these further with the TMO.

### 5. **Manager's Update**

This matter was originally deferred in GR's absence. The item was re-tabled on AM's arrival.

#### *Security*

AM noted that works to repair the estate's door entry system were expected to commence shortly and that at the same time a report was being prepared for the TMO's Property Management Committee with proposals to progress the Estate's Security Scheme. MG noted that WERA had previously been told that the Security Scheme was "on ice". AM pointed out that the works to the existing system were being carried out as responsive repairs but that funding for a capital scheme was still available and that he believed the TMO intended for those parts of the Security Scheme that had met with widespread resident approval to proceed. AM stated that until the report had been presented to the Property Management Committee and met with their approval that he could not provide WERA with a copy, but that he would do so once that had happened. There was some discussion as to whether the costs of any security works within the estate's car park would be rechargeable.

#### *Heating*

Several Committee members noted issues with the communal heating. AM noted these and pointed out that new thermostats/sensors had recently been installed and might be in need of adjustment.

#### *Drain Blockage in Blantyre Street*

MG noted the drain blockage in Blantyre Street (near the Youth Club) which had gone on for over five days and had resulted in raw sewage flooding part of the street. Connaught operatives had attended on at least four separate occasions before the blockage was cleared. The blockage had apparently been caused by "cooking fat". A discussion took place as to whether the TMO should inform residents of the types of waste that could be disposed of through the estate's waste pipes and which should not.

#### *Wet Cleaning*

JL noted the lack of wet cleaning of the estate's walkways. AM stated that the cleaning machine had been out of action for some time, which had impacted on the cleaning schedule, but that it had now been repaired and that he expected OCS to proceed to carry out any wet cleans that were pending. JM noted that the existing schedule – every walkway to be cleaned at least once a fortnight – was not being achieved and asked that the TMO and OCS agree on a realistic schedule. AM stated that he believed the standard of cleanliness that was to be achieved also had to be agreed with WERA, as he believed expectations were currently too high.

#### *Walkways Roofs*

MG noted that a number of the walkway roofs had now accumulated significant amounts of rubbish and needed to be cleared as a matter of urgency before blocked drains caused flooding into the properties below.

## 6. Safer Neighbourhoods Update

TO distributed copies of his monthly report to the meeting and provided the meeting with updates on the following issues:

- The court case against the owners of the dog that had attacked a child on the Piazza and subsequent/planned Police activity in relation to dogs on the estate.
- Two incidents of criminal damage in the estate's lifts that had been dealt with by the Police.
- CCTV.
- The status of the World's End Pub.

TO noted that the composition of his Safer Neighbourhoods team was changing – one PCSO was to begin training to become a Police Constable; two were to be transferred to another ward.

## 7. World's End ARB

MG noted that the next meeting of the World's End ARB was scheduled to take place the following Wednesday, the 27<sup>th</sup> of February, at 6.30pm in the WERA Clubroom. Members were asked to submit any ideas for ARB works/proposals prior to the meeting.

JM asked AM whether it would be possible to use funds from the ARB to redecorate the toilets in the WERA Clubroom, noting that the gents' toilet was currently suffering from a serious leak and that all the toilets could do with some redecoration. AM stated that ARB funds could be used for that purpose, if that was what the ARB decided.

AM noted that approx. twenty "no dogs" signs (purchased with ARB funds) were stored in GR's office awaiting installation in the estate's communal gardens.

JM stated that he had asked GR to prepare a financial status report for the upcoming meeting. JM would distribute copies to members afterwards.

It was noted that the TMO intended to send a member of their executive team to the ARB to discuss the forthcoming EGM. AM asked that the TMO be informed if a large turnout was expected. MG asked those present to let her know if they knew of any TMO members who wished to attend. JM asked AM whether the meeting was being advertised separately. AM stated that he did not believe that it was.

## 8. Westway Project

BO-B asked the Committee to consider whether WERA might be able to allow the money from any grants that might be applied for to redecorate the column on the Piazza to be paid into, and held, in its bank account. JM said he would check with the TMO's Resident Involvement team to ensure that this was acceptable. AM said he could see no reason why WERA would not be able to do this.

JM noted that a number of Committee members had asked for the ownership of the column to be clarified prior to formally engaging the services of the Westway Project. JM had written to both the Council's Highways Department and the church asking for them to confirm whether the column was the responsibility of the Council or had been demised to the church, and was now awaiting their response. AM suggested contacting the Borough Valuer to provide a definitive response.

## 9. Meetings Attended

### *Leaseholder Services Committee*

JM noted that the meeting scheduled to take place on the 5<sup>th</sup> of February had been cancelled.

### *Senior Citizens Forum*

MG had tried to attend the meeting of the Senior Citizens Forum scheduled for the 23<sup>rd</sup> of January. MG explained that the meeting had not actually taken place. A proposal was tabled prior to the start of the meeting to remove the current Chair of the Forum from office. The proposal, as presented, was supposedly put forward by the World's End Over50s Club and the World's End ARB. The World's End ARB had never actually seen or discussed the proposal prior to the meeting and MG had therefore objected to the proposal as tabled. After a lengthy discussion the proposal was withdrawn and the meeting effectively abandoned.

It was noted that it appeared that schemes had been proposed to the Senior Citizens Forum on behalf of the World's End ARB, and moneys granted to the World's End ARB for these schemes, despite the fact that the ARB had never actually appointed a representative to the Forum, or ever been asked to do so by the TMO. The representative to the Forum was supposed to be appointed by the Chair of the ARB (currently MG) and MG intended to attend the Forum on behalf of World's End ARB in future. It was noted that World's End ARB would be able to secure moneys and grants from the Forum for the benefit of residents aged 55 and over.

**10. Upcoming Meetings**

JM drew the meeting's attention to the list of upcoming meetings on the back of the agenda.

*World's End ARB*

See above.

*RBK&C TMO EGM*

It was noted that an Extraordinary General Meeting of RBK&C TMO Ltd (the "TMO") had been called and would take place at 7.30pm on Tuesday, 18<sup>th</sup> of March at the Town Hall. All TMO members would have been formally notified by the Company Secretary.

**11. Any Other Business**

There was no other business.

**12. Date of Next Meeting**

It was noted that the date of the next meeting, the 18<sup>th</sup> of April, clashed with the TMO EGM. The meeting would therefore have to be rescheduled.

JM told the meeting that he intended to invite Dominic Davies, the TMO's grounds maintenance contracts manager, to a Committee meeting in the near future.

JM would inform the Committee of the date of the next meeting once it had been confirmed.

JM

The meeting then closed

..... Chair