



# World's End Residents' Association

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## Minutes of the WERA Committee Meeting held on Tuesday, 17<sup>th</sup> of June 2008 at 7pm in the WERA Clubroom, 16 Blantyre Street

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<b>Present:</b>	Margaret Grayling (Chair) John Rendall (Treasurer) Eryl Humphrey Jones Marye Kenton Jose Rioseco Lucy Bowdler Monica Boholst	Jules Montero (Secretary) Joy Laven Maggie Byrne Nigel Palmer Robert Taylor Katy Jones-Parry
<b>In Attendance:</b>	Amie Dascombe (RBK&C TMO) Justine Hart (RBK&C TMO) Stuart Thompson (RBK&C TMO) Cllr. Maighread Simmonds	
<b>Apologies:</b>	Caroline Fairchild Police Sgt. Tim Otway	Joanna McDermott Cllr. Mark Daley

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### 1. Apologies

The above apologies were accepted.

### 2. Minutes of the Previous Meeting

*Meeting of the 20<sup>th</sup> of May 2008*

The minutes of the meeting of the 20<sup>th</sup> of May were approved as correct.

### 3. Matters Arising

*Actions from previous meeting*

Item 3 (previous action) – JM was still waiting to hear from the Borough Valuer's Office and Resident Involvement.

Item 3 (previous action) – A letter describing a number of concerns with regards to the Senior Citizens Forum had been written and sent to Resident Involvement on the 30<sup>th</sup> of May 2008.

Item 3 (previous action) – It was believed that GR had not yet inspected the brickwork.

Item 4 – It was noted that the lift that had been out of service had been H12. A burning smell had been reported and the lift had been taken out of service pending a proper investigation and repair.

Item 6 – JM had contacted Grace Okoro and advised her that she could use the WERA Clubroom.

MK tabled a press cutting with regards the micro-chipping of dogs by local authorities. It was noted that a number of local authorities were proceeding with such schemes and it was agreed that it would be a good idea if RBK&C or the TMO did the same.

### Actions

#### 4. Estate Management Update

##### *Housing Management Restructuring*

AD provided the meeting with a progress update on the Housing Management restructure. AD noted that some work was required to extend the Blantyre Centre Office and that this might result in the office having to remain closed for several weeks whilst the work was carried out. It was proposed that the TMO hold regular surgeries on the estate whilst the works were taking place and the WERA Clubroom was suggested as a possible venue, depending on availability.

AD stated that she expected to be wholly in situ as Area Housing Manager within the next weeks and advised members to forward all correspondence to her and copied to JH. Once both AD and JH were in post, JH would be the primary contact for all estate issues. AD stated that she had already met with Sgt. Otway to discuss issues around dogs and anti-social behaviour.

##### *Edith Yard Car Park*

AD stated that she was aware of some concerns around the security of the Edith Yard car park. The question of whether all of the old fobs had all been de-activated when new fobs were issued to the car park's users was raised. AD would check.

AD

It was noted that a number of legitimate car park users had been clamped by Wings recently. It was noted that some of these had managed to obtain a refund of the clamping release fee after pointing out that they were legitimate car park users but that they had simply not had their permits on display. It was noted that whilst all car park users were advised to display their parking permits many did not.

It was also noted that there were at least four abandoned cars in the car park, that despite numerous requests these had not yet been removed, and that they had been ignored by the clampers.

A query as to who was cleaning the car park and when was raised. AD would check.

AD

##### *Repairs*

It was noted that some repair work appeared to have been carried out to the tower block fire doors. Unfortunately the workmen had not matched the colour of the paint used during these repairs with the existing paintwork. EHJ and MG provided SD with examples.

It was noted that some work had recently been carried out to the drains on the walkway roofs. SD stated that the drains would be checked monthly until a maintenance programme was put in place. NP noted that there could be potential problems claiming on the buildings insurance if regular maintenance was not carried out. MG noted that an opportunity had been missed to remove rubbish and debris from the roofs.

SD stated that Dave Steppel had been investigating recent problems with the pumps in Blantyre Tower. The pumps had failed or had been switched off on several occasions in recent months resulting in a complete loss of the cold water supply to the block. When the water was turned back on, serious flooding had occurred, due to people leaving their taps on. SD stated that it was now believed that someone was breaking into the pump room and switching the pump off. It was suggested that this might be a resident carrying out works to their property. EHJ noted that the alarm did not appear to go off when the pump was switched off. SD stated that the alarm had been checked and found to be working properly. It was generally agreed that the security of the pump rooms had to be improved and it was suggested the TMO investigate the use of proper secure locks (rather than FB locks) and/or monitor the pump room with CCTV to prevent not only the loss of the water supply to the block but also the resulting potential for serious flooding.

EHJ noted the "bubbling" of a section of Triflex on Dartrey Walk (above the concierge office). SD stated that it would be repaired, but that he did not know when. JM noted that similar cases of bubbling had required the complete removal and re-laying of the affected section of Triflex.

SD went through a number of items that had been brought up during a recent repairs walkabout and provided updates. SD believed that all items had been dealt with. JM would forward a copy of the list of items to SD so that he could verify that was the case.

JM

JL queried the time taken to replace two broken panes of glass in the entrance door to Greaves Tower – the two broken panes were left in place with jagged bits of glass protruding, were within the reach of young children and had remained un-repaired for several days.

### *Lifts*

MK noted that one of the handrails in lift H7 in Dartrey Tower had been removed. The incident should have been caught on CCTV. Approximate date and times were provided. Another incident where a motorbike had been brought into the building in one of the lifts was described. AD would check the CCTV.

AD

## 5. **Gardens**

EHJ tabled a number of papers with regards to a project in Shoreditch which she believed might also be implemented on World's End. A discussion took place. It was decided that flyers should be delivered to all households to gauge whether there was sufficient support.

It was noted that Terry Guppy was currently waiting for JM to confirm the design of the seat for the ground floor plant area below Blantyre Tower. JM would do so.

JM

It was noted that negotiations were currently taking place between the TMO and the contractor that had refurbished Flashpoint with regards to the planting that would be carried out behind Flashpoint.

Amy, Justine and Stuart then left the meeting.

## 6. **Meetings Attended**

### *Piazza*

NP gave the meeting an update from the Friends of World's End Place. NP noted that the planning application for the Farmers Market had been delayed by the Council – the Planning Department had not dealt with the application promptly – and that, as a result there was a risk that the proposal might flounder.

**Update:** shortly after the meeting a letter was received from the Council's Planning Department indicating that the application had been withdrawn by the Council(!)

It was noted that the "Sonic Garden" was to be installed on the Piazza the following weekend.

It was noted that the problems with the lights in the Piazza were still ongoing.

### *Heliport*

EHJ had attended a meeting with regards to the heliport in Battersea. A number of documents were tabled. EHJ asked anyone wishing to comment or complain about the heliport should use the contact details provided.

### *Stock Options*

Several members noted that a meeting with regards Stock Options had taken place in the clubroom on the 12<sup>th</sup> of May with a very small group of invitees. It was noted that MK had attended three of these meetings. MK stated that she was unable to provide any information on the meeting or what had transpired. Several members stated that they did not believe this was satisfactory – that the Council/TMO was failing to consult all residents equally and properly and that any kind of "secrecy" was unwarranted and unacceptable. Several members thought it suspicious that no RAs appeared to have been contacted with regards to, or invited to, these meetings.

## 7. **Upcoming Meetings**

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

## 8. **Any Other Business**

Several members noted recent articles in the local press with regards the "restructuring" of the TMO. Cllr. Simmonds noted that some work on the "constitutional reform" of the TMO was currently taking place and that members (and residents?) would be consulted on the resulting proposed changes. A question was asked as to whether any consultation was currently taking place and Cllr. Simmonds stated that she was not aware of any.

JM told the meeting that an update on the state of the ARB (works and finance) was expected shortly.

Several members noted the need for pigeon control measures on the estate. Cllr. Simmonds confirmed that some funding might be available from the WCI. JM would re-send details of the various pigeon control measures (hawk, netting) that had previously been put to the Council for WCI funding to Cllr. Simmonds.

JM

9. **Date of Next Meeting**

The next Committee meeting was scheduled to take place on Tuesday, 15<sup>th</sup> of July, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair