



World's End Residents' Association

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Minutes of the WERA Committee Meeting held on Tuesday, 4th of November 2008 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:	Margaret Grayling (Chair) Marye Kenton Caroline Fairchild Katy Jones-Parry Maggie Byrne	Jules Montero (Secretary) Joy Laven Nigel Palmer Eryl Humphrey Jones
In Attendance:	Chinwe Agabah (RBK&C TMO)	
Apologies:	John Rendall (Treasurer) Lucy Bowdler Joanna Mcdermott Barbara Ofori-Boateng Cllr. Mark Daley	Jose Rioseco Robert Taylor Monica Boholst Cllr. Maighread Simmonds

	Actions
1. Apologies	
The above apologies were accepted.	
2. Minutes of the Previous Meeting	
<i>Meeting of the 16th of September 2008</i>	
The minutes of the meeting of the 16 th of September were approved as correct.	
3. Matters Arising	
<i>Carried forward from the meeting of the 16th of September:</i>	
Outstanding Repairs – Some remedial works had now been carried out and JM was in the process of determining which of the works were still outstanding before contacting Stuart Thomson again.	
Lifts – PT/AD had not yet confirmed the configuration of the lift CCTV system.	PT/AD
Leaseholder Conference – JM was in discussions with Daniel Wood with regards the possibility of holding a trial “area leaseholders’ conference” on World’s End.	JM
Recycling – this item was still pending.	JM
Lift Lobby Deep Cleans – a site visit had taken place on the 1 st of October during which several lift lobbies were visually inspected and a number of small test cleans carried out. The results had not been satisfactory and a number of issues had been identified. A deep clean of one or more of the lift lobbies was now to be arranged (see below).	
Pigeon Control Measures – JM had not yet had a positive response with regards to possible funding for pigeon control measures from the Chelsea West Initiative. He suggested that the Committee consider funding such measures from the ARB instead.	

From this meeting:

Item 3 – Flashpoint – A meeting had taken place on the evening of the 22nd of September.

Item 4 – Estate Security – Peter Tozer had not yet provided an update on the works described at the meeting or sent across a draft of the revised security proposals.

Item 5 – Lift Lobby Deep Cleans – A date for the second lift lobby deep clean had yet to be arranged.

Item 5 – Pigeon Control Measures – See above.

Item 5 – Access to the tunnel – JH had not yet confirmed which contractors had access to the tunnel.

PT
CA/JM
JH/CA

4. **Safer Neighbourhoods**

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

5. **Estate Management**

Housing Management

Chinwe Agabah told the meeting that she did not have any updates with regards specific issues but would note any issues that members wished to highlight. CA noted that the estate-based team were expected to move into the old Estate Manager's office the following week due to the works to the Blantyre Centre.

World's End ARB

JM noted that the next meeting of the World's End ARB was apparently scheduled to take place on the evening of Wednesday, 26th of November. This date was not suitable as the WERA clubroom was no longer available for use on Wednesday evenings (as had been noted at the last ARB meeting).

EHJ noted that the installation of the seats in the play area next to Blantyre Tower had yet to be carried out and that these works were now extremely overdue having been approved in July.

Other Items

JL noted that the dumped rubbish in the enclosed garden near sheltered had yet to be dealt with – the rubbish was still there.

Several Committee members noted that one particular resident in living in the sheltered housing scheme might require assistance from social services as they were very possibly unable to look after themselves properly. The relevant details were provided to CA.

Several Committee members noted the problems with satellite dishes installed in communal areas (walkway roofs, hanging gardens etc). It was generally noted that whilst a large number of residents installed dishes in their balconies that it was extremely inappropriate for the TMO to permit residents to install dishes in communal areas. It was also noted that many of these dishes were clearly no longer operable (they were damaged or missing bits) and should therefore simply be removed.

NP noted that he had been advised that his Artex ceiling contained asbestos and that the builders attending the damage caused by the recent leak into his flat were refusing to handle it. NP was now considering how best to progress the issue. CA suggested taking the issue to (Council/local authority?) arbitration and offered to provide details of the arbitration scheme.

CA

EHJ noted that the gents toilets in the WERA Clubroom were still in a mess. JM stated that the repair works to the toilet had yet to be completed, but that once the works had been completed the ARB would be looking at funding the redecoration of all three toilets (gents, ladies and disabled).

6. **WERA AGM/ Newsletter**

JM told the meeting that the AGM was now due. He was in the process of selecting the most appropriate date for the meeting and, having contacted the TMO's Resident Involvement team to ensure that it did not clash with any TMO meetings or events, had chosen the evening of the 2nd of December as the most suitable. Notices and nomination forms would be prepared and would be

delivered to all households prior to the 11th of November. Completed nomination forms would have to be returned to the WERA Clubroom by the 25th of November. All Committee members were reminded that should they wish to continue to serve on the Committee that they also needed to submit a properly completed nomination form.

JM told the meeting that a WERA newsletter would be prepared and distributed to all households the weekend prior to the AGM (29th/30th of November). Committee members were asked to submit any items or articles they wished to have included.

7. **Use of WERA Clubroom**

JM told the meeting that he had received a request from a Narcotics Anonymous group for the use of the WERA Clubroom on Friday evenings. The group were currently using a room in the Chelsea Theatre but now wished to relocate for a variety of reasons. The request was approved. JM would notify the group.

JM

8. **Meetings Attended**

JL noted that she and JM had attended a meeting with Helen Evans at Charles House to discuss the proposed TMO Constitutional Changes on the 21st of October.

It was noted that a number of Committee members including MG, JM, JL and MK had either met or were due to meet the Council's Independent Adjudicator, Maria Memoli, with regards to long-standing issues with the TMO and its services.

Several Committee members had attended a meeting with regards the issues with the newly refurbished and re-opened Flashpoint Play Centre on the 22nd of September. Actions had been agreed. A subsequent meeting would be arranged to see if the issues noted had now been addressed.

MG and JM had met with Joel and David from the Chelsea Youth Club with regards plans to resurface the pitch in the pen with artificial grass. The Youth Club had secured sponsorship from Chelsea Football Club and Adidas for the new play surface, and it would therefore be "Chelsea blue" in colour and bear the motifs of both the football club and Adidas.

NP told the meeting that a meeting of the Friends of World's End Place had taken place on the evening of the 3rd of November. He noted that a demonstration had taken place on the Piazza with regards the closure of the English School in the Chelsea Theatre. NP also noted that the first attempt to hold a Farmers' Market on the Piazza had been rained off, although the group had managed to raise £175. A second attempt was planned for Sunday, 7th of December from 11am to 4pm.

JM told the meeting that he intended to stand for election to the TMO Board, either as one of the two leaseholder board members, if the TMO Constitutional changes went through, or as the board member for Chelsea West, if they did not. He had already attended a Board Member Nominees' briefing/meeting at Charles House on the 28th of October and would be submitting his nomination prior to the deadline of the 7th of November.

9. **Upcoming Meetings**

Upcoming meetings are listed on the back of the agenda. Of note were:

- TACT@DOME will begin holding regular "Insight Group" meetings with residents in relation to the Council's Stock Options Review beginning the evening of the 12th of November.
- The WERA AGM will be held on the 2nd of November. Committee members were reminded to attend if at all possible and submit completed nomination forms in good time.

10. **Any Other Business**

MB noted that the plant next to the newsagent on the Piazza had been stolen. It was believed the culprits had taken the plant into the estate through Dartrey Tower. She had reported the incident to the estate staff at the time. JM had also reported the incident to the caretakers. No response had been received to date as to whether all or any part of the incident had been caught on CCTV.

A Committee Member told the meeting about a private matter which they were pursuing privately.

11. **Date of Next Meeting**

The next meeting was the WERA AGM, which was scheduled to take place on 2nd of December at 7.30pm in the WERA Clubroom. The following Committee meeting would most likely take place in the New Year.

The meeting then closed

..... Chair