



World's End Residents' Association

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Minutes of the WERA Committee Meeting held on Tuesday, 14th of July 2009 at 7pm in the WERA Clubroom, 16 Blantyre Street

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

1. Apologies

The above apologies were accepted.

2. Safer Neighbourhoods

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

3. Matters Arising

NP presented a used parking permit for the Crown Estate (Regents Park). He explained that each householder would collect blank permits which they could then complete and hand out to visitors and contractors as required. Each permit was time limited, NP's sample allowed a visitor to park on the estate for up to five hours. It was agreed that the TMO should investigate the use of something similar for visitor parking in Blantyre Street.

4. Estate Management

AD went through her report. The following items were noted:

Parking

There was some discussion around the provision of parking for motorbikes (e.g. the motorcycle bay in Blantyre Street, which is on the Council side of the barrier) and whether or not the residents' car park was a suitable place for motorcycles to park. It was noted that a letter had been sent to all residents during the last two weeks with regards to parking on the estate. Several members stated that they felt that the letter was confusing as it appeared to refer to both the residents' car park and the rest of the estate indiscriminately and it was not always clear to which it was referring to.

It was noted that motorbikes/mopeds were still parking in front of Blantyre Tower. There had been several emails from residents complaining about parked bikes in front of the tower entrance but there has been no effective enforcement action taken to date. It was noted that photos of the culprits had previously been provided to the TMO and Police. There was some discussion as to whether bicycle hoops should be installed outside Blantyre Tower or whether or not the area should simply be sign-posted to deter parking. After some discussion it was agreed that a sign should be put up outside

Actions

AD

Blantyre Tower indicating that the area was not suitable for the parking of motorcycles or mopeds.

It was noted that all the issues around the parking of all kinds of vehicles on the estate – cars, motorbikes and bicycles – would be dealt with during the forthcoming parking review.

MK reported several incidents where people had taken bikes up in the lifts and the owners did not take care not to damage the lift. MK also noted that some residents kept bikes on their (tower) landings but that she believed that this was inappropriate as they were a potential fire hazard. It was noted that the TMO could not instruct residents not to have bikes but it was suggested that AD check whether or not the TMO could take enforcement action against residents keeping bikes on the tower landings. EHJ suggested that the caretakers note on which floors bicycles were being kept on the tower landings. It was noted that there were bike hoops located in various parts of the estate (behind the Chelsea Theatre opposite the entrance to Dartrey Tower, next to Greaves Tower, near the Youth Club, etc).

AD

Fire Doors

It was noted that the damaged fire door was in Dartrey Tower not Whistler Tower. A question was raised as to whether or not the caretakers checked the fire doors during their daily walkabouts and if they did, what they checked (i.e. did they check whether the fire doors shut properly and/or that the glazing was not damaged?). It was agreed that that it was imperative that all of the estate's fire doors closed properly and were up to spec given recent events. AD noted that the last fire door inspection had been carried out on the 30th of March and that orders had been raised to deal with any necessary issues/repairs. MK noted that the fire door on her landing was still not closing properly.

AD

Leaks

It was noted that the leak above/outside the dentist was still ongoing.

It was noted that there was a new leak in the void space beyond the Blantyre Centre. The source of the leak had been identified as the communal heating system and S&F were aware of issue. They were currently awaiting parts before carrying out a repair. It was noted that the repair would not leave any residents without hot water.

Drains and Stacks

A question was asked as to how the stacks were to be inspected. Were the TMO proposing to use "fibre optic cameras" which would be lowered into the stack from the top of the building?

AD

Block Entrance Door Beading

AD indicated that the original order had been raised as an ongoing repair issue as a result of various reports from residents. There was some question as to whether all of the work that had been carried out had been necessary (in some blocks the beading of all 16 panes in the entrance door had been replaced when only the beading of 3 or 4 panes were actually in need of a repair), whether the most seriously damaged doors had been repaired (it was noted that not all of the entrance door had been repaired, and some of those which had not, were clearly in need of some attention), and whether the repair work was cost-effective.

AD

It was noted that that the door to Ashburnham Tower block entrance door catches on the ground and is often found "propped" open as a result. It was suggested that a repair order be raised to ensure the door closed properly.

AD

Dogs

A disc containing photos of dogs running loose in the estate gardens was given to AD.

Adelola noted that she had received video footage of dogs running loose in the communal gardens. The video had been inspected by local TMO staff to help identify the dog owners caught on camera and letters had been sent to those identified. Two dog registration sessions had subsequently been organised – one in the morning and one in the evening.

Keys to Gate near Chelsea Reach Tower

A visitor to a flat in Chelsea Reach Tower was known to have and use a key to the lock of the gate adjacent to the tower. AD stated that the resident in question had been spoken to about the misuse of

the gate by their visitor. It was also noted that the visitor in question was aggressive and had been reported to the Police for anti-social behaviour and that it might be worthwhile reminding the resident that they are responsible for the behaviour of their visitors. It was noted that AD and the TMO had been previously unaware of the incident of anti-social behaviour in question or the Police report.

Squat door on 16 Upper Berenger Walk

It was noted that the squat door was still in-situ after several months. AD noted that property was currently void but that a tenant was due to move in shortly.

Electricity Meters

MK noted that she had been visited by an EDF employee wishing to read the meter in her meter cupboard. It was noted that this was the meter for the "cyclo" hot water system. The costs of the system were collated and paid for by the TMO, which then distributed the running costs of the system to all residents via their hot water and/or service charges. JM noted that EDF had a legal right to inspect electricity meters located inside a property, even those within individual flats.

5. **WERA Open Meeting / Newsletter**

It was agreed that the WERA Open Meeting would take place on the 8th of September. The agenda for the meeting would include the Residents' Gardening Scheme (Dominic Davies from the TMO and Terry Oliver from the Council would be invited to attend), and Fire Safety (the Fire Safety Officer would be invited to attend). A newsletter would be prepared in advance of the meeting and serve as the meeting's notice.

JM / All

6. **Use of WERA Clubroom**

A midwife from the Chelsea and Westminster Hospital had approached WERA enquiring about possibly using the clubroom for an "ante-natal clinic". She was looking for a suitable space in the local area in which sessions could be held during the day. After some discussion it was agreed that the Committee needed to be absolutely sure what the proposed use was before granting permission. JM would seek further details. JM also noted that he was still trying to clarify what insurance was in place for the clubroom.

JM

7. **Meetings Attended**

The regular meeting of the World's End ARB had been held on the 30th of June. MG and JM gave the meeting a quick update on all the pending ARB works.

8. **Upcoming Meetings**

Upcoming meetings are listed on the back of the agenda.

It was noted that the TMO was holding a "Residents Fun Day" on the 18th of July, and that the TMO AGM was currently planned to take place on the 29th of September.

9. **Any Other Business**

MK asked whether OCS could be asked to clean the light fittings on the tower landings. It was noted that OCS did not appear to carry out any cleaning in the tower landings but that the TMO would be asked to clarify whether or not the lift fittings were included in the cleaning contract.

JM / AD

EHJ reported a blockage in the Blantyre Tower communal stack which had resulted in one of her neighbour's calling out a plumber. The plumber had determined that the blockage was outside the property and in the communal soil stack. The plumber had invoiced the resident for their visit. The resident had subsequently been trying to recover their costs from the TMO but had been unable to do so to date. EHJ suggested that the TMO to write to all residents to advise them of the kind of repairs that are the responsibility of the TMO and which are their responsibility of the resident. EHJ also suggested that WERA include something along those lines in the upcoming newsletter and/or place notices on the notice boards explaining how all repairs to the communal plumbing and heating systems should be reported to the TMO in the first instance.

JM

NP noted the recent Council newsletter with the results of the recent consultation on Stock Options. NP stated that he felt the Council had used dubious market research methodology to obtain the result

they desired as the questions were written in such a way so as to encourage certain responses. NP also believed the interpretation of the responses was clearly biased. NP also noted that the results contradicted the results of the much more thorough consultation work carried out by TACT@DOME as well as the recommendations contained in the TACT@DOME final report. NP wondered whether the Council would give the TACT@DOME report a similar amount of coverage (i.e. would they write to all residents informing them of the results?). Several Committee Members queried whether the original questionnaire had been sent to all residents as they could not recall receiving it.

10. **Date of Next Meeting**

The next Committee meeting was scheduled to take place on Tuesday, 18th of August, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair