



# World's End Residents' Association

16 Blantyre Street  
World's End Estate  
London SW10 0DS  
Tel: (020) 7795 3095  
Email: [wera@worlds-end.org.uk](mailto:wera@worlds-end.org.uk)  
Web: [www.worlds-end.org.uk](http://www.worlds-end.org.uk)

## Minutes of the WERA Committee Meeting held on Tuesday, 18<sup>th</sup> of August 2009 at 7pm in the WERA Clubroom, 16 Blantyre Street

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

	Actions
1. <b>Apologies</b>  The above apologies were accepted.	
2. <b>Safer Neighbourhoods</b>  This item was deferred in Sgt. Otway's absence. It was noted that Sgt. Otway was away on holiday.	
3. <b>Minutes of Previous Meeting</b>  The minutes of the meeting held on the 14 <sup>th</sup> of July were approved as correct.	
4. <b>Matters Arising</b>  <i>Actions from Previous Meeting:</i>  Item 4 – “No Parking” sign for scooters below Blantyre Tower – It was noted that a small “no bikes” sign had been installed next to the entrance to Blantyre Tower (see item 5 below).  Item 5 – WERA Newsletter and Open Meeting – JM stated that both of these were progressing (see item 7 below)  Item 6 – Ante-natal classes in Clubroom – JM stated that he had responded to the request for the use of the Clubroom for ante-natal (see item 9 below).  Item 9 – Cleaning of tower landing light fittings – AD and Chris Guilfoyle stated that they believed that these were not part of the OCS cleaning contract but did agree that it would not be safe to require residents to clean these light fittings. AD would seek further clarification.	AD
Item 9 – Repair Responsibilities – It was agreed that a brief article would be included in the next newsletter clarifying which repairs (particularly with regards to communal/shared pipes) were the responsibility of the Council/TMO and which were the responsibility of tenants and leaseholders.	JM

## 5. Estate Management

### *Painting the Tower Landing Floors*

AD introduced Chris Guilfoyle of OCS to the meeting. OCS would be carrying out the ARB works to paint the landings in all of the towers. Chris described how the works were intended to proceed and answered any queries from Committee members. It was agreed that residents would be consulted on whether or not they wanted their landings painted, and those residents which had already painted their landings would be permitted to “opt out” of the works. There was some discussion as to the colour of the floor paint to be used as AD and JM’s recollection of what had been agreed at the ARB differed. It was eventually agreed that paint of a colour matching that in the tower stairwells (a light grey) would be used. Committee members stressed that it was essential that proper, durable floor paint be used, noting that the paint used in the stairwells had proved less than durable. The landing on the 17<sup>th</sup> floor of Chelsea Reach Tower was cited as an example of a suitable colour and finish.

AD and Chris agreed that Chris would attend the next WERA meeting to discuss cleaning issues.

### *Scooters parking outside Blantyre Tower*

AD stated that a “no bikes/no parking” notice had now been placed on a wall adjacent to the entrance to Blantyre Tower and that Wings would be instructed to enforce the no parking area.

### *Fire Doors*

AD stated that the repairs to a number of fire doors that had been brought to the TMO’s attention had now been completed.

JM noted that the defective fire door on the 4<sup>th</sup> floor of Berenger Tower which had been identified during the walkabout on the 17<sup>th</sup> of July had yet to be repaired.

### *Leak outside the Blantyre Centre*

It was noted that the leak in the void space adjacent to the Blantyre Centre office had been repaired.

### *Maintenance of communal waste pipes and soil stacks*

AD stated that one of the TMO’s surveyors was currently investigating what preventative maintenance of the estate’s communal waste pipes and soil stacks could be carried out.

### *Dog Register*

AD stated that a dog registration session had taken place were residents had been able to register their dogs and pictures of the dogs taken for the TMO’s records. AD noted that about 10 dogs had been registered. A further session was planned to take place shortly. Cllr. Simmonds noted that PC Delaney was dealing with this issue and recording the details of any dog owners which the Police had identified on the estate or had been identified by third parties. There was some concern that steps to implement the dog register appeared to be proceeding rather slowly (work on the register had originally started in 2006 or 2007) and that it was unclear whether the Police and/or TMO were able, or would be able, to carry out any effective enforcement action against anti-social dog owners or those who refused to register their animals with the TMO.

Details of a number of incidents of dogs fouling in communal areas and/or not being kept on a lead (in violation of the dog control order which was in effect on the estate) were provided to AD.

### *Tower block entrance door beading*

AD stated that this query had now been forwarded to Liam Good who would be responding to JM.

### *Removal of Paladin Bins*

It was noted that the Paladin bins had been removed/put away without notice. This had caused significant consternation amongst residents who had been used to bringing their rubbish bags down to the Paladin bins at ground floor level. It was noted that rumours were now circulating that that the Paladin bins had been removed at the request of “leaseholders” or individual residents but that the TMO had failed to clarify why the bins had been removed. JM stated that he had made a formal

LG/TMO

enquiry. NP stated that irrespective of why the bins had been removed that it was now essential that the TMO take immediate action to notify all residents and inform them as to how they should dispose of their refuse, including any large/bulky items which did not fit in any of the rubbish chutes (large or small). Once this had been done, and due notice given, the TMO needed to start taking enforcement action against anyone found dumping rubbish on the walkways or next to the tower block entrances where the bins had previously been located.

It was also agreed that a brief article on the issue would be included in the forthcoming RA newsletter.

JM

#### *Clamping in car park*

It was noted that Wings had recently clamped a number of cars in the resident's car park. It was unclear precisely why the cars had been clamped, although most have been unclamped the following day. There was some concern that cars had been clamped for parking in the "incorrect" bay, although residents had historically been able to park wherever they liked in the car park due to the very low occupancy rate. Several Committee members noted that whilst Wings appeared willing to carry out enforcement action in the car park they appeared unable or unwilling to do the same in Blantyre Street, as could be evidenced by the number of cars parked in Blantyre Street at that very minute. AD said that she could arrange for someone from the parking department to attend a forthcoming WERA meeting. JM would inform AD of suitable dates.

JM

#### *Signage for Blantyre Centre Office*

AD noted that Terry Guppey would be contacting JM / the RA shortly with regards to the ARB proposal for signage to be installed in World's End Place and Blantyre Street indicating the location of the TMO's Blantyre Centre office to help residents from other estate's locate the TMO's offices.

TG/TMO

#### *Pigeon Netting*

It was noted that the work to install netting to keep pigeons off the stairwells was due to re-commence shortly with netting to be installed in the remaining blocks.

### **6. Flashpoint**

CF and JMc noted ongoing problems with some of the children attending the Flashpoint Play Centre. The problems included extremely high noise levels as well as children gaining access to the garden adjacent to Ashburnham Tower, climbing onto the Play Centre's roof and using the Centre's skylights as "trampolines", which was extremely dangerous. It was noted that most of the problems occurred outside the centre's opening hours although the staff also appeared to be somewhat ineffective at controlling the behaviour of the children attending the centre during opening hours. Cllr. Simmonds said she would progress the matter with the appropriate Council department/staff.

### **7. WERA Open Meeting / Newsletter**

The Committee were reminded that a WERA open meeting (special general meeting) was scheduled to take place on the evening of the 8<sup>th</sup> of September in the WERA clubroom. A representative of the Fire Brigade would be present to discuss fire safety on the estate and Terry Oliver from the Council would be present to discuss the proposed "resident's garden" scheme. It was agreed that the raffle of a £50 Waitrose/John Lewis voucher would take place at the end of the meeting. The meeting would be advertised in the RA's newsletter which was nearly finished and would be distributed to all residents shortly.

### **8. Items for Approval**

The Committee was asked to approve:

- The purchase of a floor scrubber/polisher for use on the clubroom's lino floors.
- The installation of additional cladding, particularly around the columns.
- The purchase of a small number of "bird scarers", which would be distributed to volunteers at the WERA open meeting.

The purchase of all three items was approved.

9. **Use of WERA Clubroom**

*Ante-natal classes*

JM had responded to the email enquiry but had received no further correspondence. JM said he would bring any further information/requests to the attention of the Committee.

*CCPP/Ramadan*

A request had been received from CCPP (the Chelsea Community Peace Project) for the use of the room during August/September for Ramadan. The request was approved. JM would inform the group.

JM

It was agreed that JM would write to all of the WERA Clubroom’s users, thanking those who were currently making donations for the room’s upkeep and reminding those that did not that any donations they might make would help cover the clubroom’s expenses.

JM

10. **Meetings Attended**

No meetings had been attended since the last Committee meeting.

It was noted that a DOME meeting had taken place on the 28<sup>th</sup> of July but that no-one had been able to attend.

11. **Upcoming Meetings**

Upcoming meetings are listed on the back of the agenda.

It was noted that the TMO AGM was currently scheduled to take place on the 29<sup>th</sup> of September. Only members would be able to attend. Those Committee members who were not already members were encouraged to join.

It was also noted that the final DOME meeting was scheduled to take place on the evening of the 7<sup>th</sup> of September at 7pm in the Great Hall of the Town Hall.

12. **Any Other Business**

*Regenerate Bus*

It was noted that the Regenerate Bus had stopped visiting the estate after a number of residents had complained about the behaviour of the youths using the bus to the Council, TMO and RA. It was noted that the Trust wished to bring the bus back on to the estate and that JM had arranged a meeting with Kat Osbourne of Holy Trinity Brompton to discuss the bus’s return.

*Other*

NP noted the presence of a gang of youths on the estate that appeared intent on causing havoc. They had been seen loitering near the estate’s Sheltered Housing scheme, the inner gardens and several other parts of the estate.

JM noted that RA had received an invitation to the “Peace in the Park” event from the Council.

13. **Date of Next Meeting**

The next Committee meeting was scheduled to take place on Tuesday, 15th of September, at 7pm in the WERA Clubroom (subsequently postponed to the 22<sup>nd</sup>).

The meeting then closed

..... Chair