



# World's End Residents' Association

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## Minutes of the WERA Committee Meeting held on Tuesday, 22<sup>nd</sup> of September 2009 at 7pm in the WERA Clubroom, 16 Blantyre Street

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

	Actions
<p>1. <b>Apologies</b></p> <p>The above apologies were accepted.</p>	
<p>2. <b>Safer Neighbourhoods</b></p> <p>This item was deferred in Sgt. Otway's absence.</p>	
<p>3. <b>Minutes of the Previous Meeting</b></p> <p>The minutes of the previous meeting of the 18<sup>th</sup> of August were accepted as correct.</p> <p><b>Actions from Previous Meeting</b></p> <p>Item 4 – Cleaning of tower landing light fittings – AD stated that a new contractor had recently been appointed to deal with the estate's communal lighting and that they would be expected to keep the light fittings clean. The contractor was due to commence work on the estate shortly and AD said she would check to confirm when they might be expected to clean the light fittings.</p> <p>Item 5 – Tower Block Entrance Door Beading – No response received to date.</p> <p>Item 5 – Clamping in the communal car park – JM had spoke to those responsible and they had agreed to attend a WERA meeting in the near future. JM would arrange it.</p> <p>Item 9 – Use of WERA Clubroom – JM had informed all the groups as instructed about the impending redecoration works to the Clubroom, and the works were now underway.</p>	<p>AD</p> <p>JM</p>
<p>4. <b>Matters Arising</b></p> <p>MK asked whether all of the pigeon netting was now in place over the tower stairwells, and in particular whether it was now in place in those blocks that had originally been omitted from the works (like Dartrey Tower). AD stated that she believed that it was.</p>	

5. **Cleaning Contract**

This item was deferred in Chris Guilfoyle's absence.

NP noted that he had not received a copy of the letter advising residents of the recent problems with the main sewage pipes below Blantyre Tower/Blantyre Walk. AD said she would check that letters had been delivered to all relevant households.

AD

6. **Estate Management**

*Sewage Pipes and Stacks*

AD stated that she was still waiting for Technical Services to arrange for contractors to visit the estate to inspect the main sewage pipes and stacks. NP noted that following the last blockage of the main sewage pipe below Blantyre Tower/Walk that his bathroom was giving off very bad smells. It was noted that the number of incidents reported by residents associated with the building's sewer pipes and stacks appeared to be on the increase.

JM

*Painting of Tower Landings*

AD stated that Terry Guppey was awaiting confirmation of the preferred colour for the tower landing floors from WERA. JM stated that he had spoken to Terry and passed on the Committee's preference following the last meeting but would drop him an email with written confirmation. AD stated that once written confirmation of the chosen colour had been received that a letter would go out to all of the affected residents describing how the works were to proceed.

JM

*Cleaning / Bulk Refuse / Recycling*

Several Committee members noted continuous problems with poor cleaning and rubbish dumping which appeared to be getting progressively worse. The meeting was asked to indicate whether they were satisfied with the contractor's performance. Those present indicated that they were not. It was noted that the dumping of rubbish in communal areas could not be dealt with solely by the contractor, the TMO's housing officers needed to take action against those residents, whether tenants or leaseholders, who continued to dump rubbish in the estate's communal areas.

MG asked AD to investigate the Council's bulk-refuse collection scheme ("too big for the bin") as she felt that a significant amount of the refuse the TMO paid OCS to dispose could be disposed of by the Council at no charge to the estate's residents. JM said he would obtain the relevant details of the scheme from the Council and forward to AD.

AD

JM

NP noted that a significant amount of bulk refuse, and particularly furniture, was "naturally recycled" by many of the estate's residents who simply re-used it. There was some discussion as to whether some kind of "furniture recycling scheme" would be of benefit to the estate's residents.

It was noted that the paladin bins used by the Chelsea Theatre were apparently funded by the estate's residents. AD said she would check whether or not this was actually the case.

AD

NP noted an ongoing issue were some residents were disposing of items of rubbish by literally throwing it out of their windows. NP suggested that all such items of rubbish should be checked to see if the guilty party could be identified. AD said she would investigate and confirmed that action would be taken against any residents found to be dumping rubbish in this way.

AD noted that the flat roofs on top of the fourth floor lift lobbies were due to be cleaned the week commencing the 28th of September.

AD noted that OCS would be attempting to clean the first and second floor lift lobbies in Ashburnham Tower with a new chemical solution. If this proved successful (the RA would be asked to comment on the work once complete) the TMO intended to proceed to clean the walls of all of the ground floor lift lobbies.

*Scooters / Motorbikes*

The sign indicating that motorbikes and scooters should not be parked near or outside the block entrance to Blantyre Tower had been put up. It was confirmed that it had been effective as the situation was greatly improved.

### *Fire Doors*

AD confirmed that these were checked on a regular basis and that a rota to do so was in place.

### *Dogs*

AD stated that work on the dog register was in progress. All of the dogs belonging to residents that had volunteered to register their dogs had been registered, photographed and given a dog tag. The next stage in the process was to visit those residents know to keep dogs who had not registered their dogs. The TMO and Police Safer Neighbourhoods Team expected to begin carrying out these visits shortly.

Several recent dog attacks on the estate (one in Whistler Tower, one in the Piazza) were discussed. It was suggested that the TMO needed to make it clear to residents that they would be held responsible for the behaviour of any dogs brought on to the estate by their visitors.

Several Committee members noted ongoing issues with dog fouling on many of the estate's walkways, in particular the section of Berenger Walk above the Youth Club and Upper Blantyre Walk.

### *Car Park*

AD

AD was asked to confirm the cleaning schedule for the estate car park.

### *Lift Trapping*

It was noted that the Fire Brigade would no longer attend lift trappings on the estate. However, the Fire Brigade also appeared to be under the impression that there was a lift engineer on site at all times and this was clearly not the case. It was noted that a resident had recently been trapped in a lift for over an hour – the Fire Brigade would not attend and the engineer took an hour to do so. It was suggested that the TMO write to all residents informing them of the change.

### *Walkabout*

JM

AD asked JM for a date for the next estate walkabout. JM would suggest a date after the meeting.

### *Keys to WERA Clubroom*

It was noted that it was still unclear who had the keys to the door of the WERA clubroom. AD stated that she believed 3 sets of keys had been provided with the new lock and that these were all held in the Concierge Office. AD and MG said they would check.

AD/MG

It was noted that someone had borrowed two tables from the WERA Clubroom without permission. [Note: It later transpired that these had been borrowed by the Under 5s.]

AD then left the meeting.

## **7. Meetings Attended**

### *TACT@DOME*

A number of Committee members had attended the last TACT@DOME meeting in the Town Hall held on the 7<sup>th</sup> of September. It was noted that the Council appeared minded not to proceed with any proposals for Stock Transfer at the moment, but that the final decision would not be known until the Council published its final report later in the year.

### *Environmental Services*

MK had met with Environmental Services to discuss a number of issues with the rubbish collection and recycling facilities on the estate.

## **8. Upcoming Meetings**

Upcoming meetings are listed on the back of the agenda.

The TMO AGM on the 29<sup>th</sup> of September was noted.

9. **Any Other Business**

*Corus Events on World's End Piazza*

NP and JM noted the Corus events taking place on the World's End Piazza over the course of one week. JM noted that the organiser would be on the estate later in the week and that posters would be put on the estate's notice-boards advertising the various events.

*Regenerate Bus*

JL noted that the Regenerate Bus was now back on the estate. JM stated that Cllr. Simmonds was due to "inspect" the bus on the 24<sup>th</sup> of September. There was a general discussion as to whether or not the Bus provided facilities that were not available elsewhere (e.g. from the Youth Club). There was some concern that the Bus's benefits did not outweigh the inconvenience it caused residents.

*Gate to Alexander Passage*

It was noted that the gate to Alexander Passage was being left open. It was agreed that the TMO should be asked to advise the Chelsea Theatre and World's End Nursery to ensure that the gate is kept locked when not in use.

JM/AD

*Fire Safety Inspection*

JM noted that he had been advised by the TMO that a fire safety inspection of the estate was due to take place shortly.

*Homeless Shelter in St. John's Church*

It was noted that St. John's church would be offering homeless people overnight accommodation and meals during the autumn/winter months.

10. **Date of Next Meeting**

The next Committee meeting was scheduled to take place on Tuesday, 20<sup>th</sup> of October, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair