



# World's End Residents' Association

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## Minutes of the WERA Committee Meeting held on Tuesday, 20<sup>th</sup> of April 2010 at 7pm in the WERA Clubroom, 16 Blantyre Street

<b>Present:</b>	Margaret Grayling (Chair) Marye Kenton Maggie Byrne Nigel Palmer Monica Boholst	Jules Montero (Secretary) Joanna McDermott Caroline Fairchild John Park
<b>In Attendance:</b>	Justine Hart (RBK&C TMO) John Rendall (resident)	
<b>Apologies:</b>	Eryl Humphrey Jones Amie Dascombe (RBK&C TMO) Cllr. Mark Daley	Robert Taylor Cllr. Maighread Simmonds Police Sgt. Tim Otway

	Actions
1. <b>Apologies</b>  The above apologies were accepted.	
2. <b>Safer Neighbourhoods</b>  This item was deferred in Sgt. Otway's absence.	
3. <b>Minutes of Previous Meeting / Matters Arising</b>  <i>Minutes of the meeting of the 16<sup>th</sup> of March 2010</i>  The minutes of the meeting held on the 16 <sup>th</sup> of March were approved as correct.  <i>Matters Arising / Actions from Previous Meeting</i>  Item 3 – Communal Heating briefing to residents – No update.	TMO
Item 4 – Residents Survey – JH stated that she had asked Janet Seward to provide WERA with a summary and/or details of the findings of the recent residents' survey carried out on World's End.	TMO
Item 5 – Painting of Tower Stairwells – JH indicated that Terry Guppy had advised that the stairs of Ashburnham Tower had been painted following damage to the existing paintwork during the removal of graffiti and that it was not currently planned to paint the stairs in the other towers.	
Item 5 – Children's Home – JH had received a number of reports from the Over50s since the last meeting with regards to the Children's Home. JH noted that there had been a slight improvement as one particularly problematic child was no longer resident at the home. JH also noted that the manager had not been on site on a full-time basis until very recently as he had been seconded elsewhere. He was now based at the Home on a full time basis and would also be staying overnight. JH encouraged the Committee and other residents to report any issues. JH noted that the residents of Whistler Walk had recently been leafleted asking them to come forward with any issues they might have with the Home or its residents.	
Item 5 – ARB – JM had emailed Amie, Dominic and Terry Guppy with details of the Committee's decisions with regards the proposed ARB works. JH said that Amie hoped to arrange a site visit of the	

entrance to Whistler Tower shortly with a view that it place during the week commencing the 3<sup>rd</sup> of May. JM would liaise with Amie and JH to arrange the site visit. AD/JH/  
JM

Item 5 – Dumped Rubbish in Whistler Tower (outside 13 Whistler Tower) – JH noted that the dumped bath had been removed and that the resident concerned would to be written to.

Item 5 – Parked cars outside Whistler Tower – It was noted that there had been no further incidents.

Item 5 – Ongoing Leak in Dartrey Tower – The resident from whose flat the leak had originated had contacted the RA. It was noted that it was a complex case involving multiple leaks and repairs but that it was felt that the matter was in hand.

Item 6 – ARB – It was agreed that the RA would consult residents after the site visit with Amie. JM

Item 6 – ARB – A site visit with Dominic Davies was to be arranged. JM

A query was raised as to whether or not the Chelsea Youth Club was “managing the pen” as it did not appear to be secured at night. JH said she would check with the Youth Club. JH

#### 4. Estate Management

##### *No Dumping Signs*

JH stated that these had now been delivered. Seven signs were available. JH asked for suggestions as to where they should be sited. It was suggested that these should be placed near the bin rooms and/or where rubbish was often dumped. JH said she would try and obtain more signs to be placed near those areas on the walkways where rubbish was also often dumped. JH would notify the Committee once these had arrived, JH

##### *Paladin Bin on Edith Grove*

It was noted that a paladin bin had been “left out” in Edith Grove. This had then been used by fly tippers to dump rubbish. The paladin bin had now been removed and taken elsewhere on the estate. JH had asked OCS to clean that part of the pavement on Edith Grove that was part of the estate. JH had also asked the Children’s Home to ensure that their gate was kept locked so that the remaining paladin bin could not be used for fly tipping.

##### *Rubbish Dumping by Commercial Leaseholders*

JH stated that she had asked SITA to ensure that all of the commercial leaseholders were disposing of their rubbish properly and as per their agreements with SITA (i.e. not by dumping it outside one of the estate’s bin rooms). JH agreed to advise the caretakers to keep an eye out for any rubbish dumping by any of the commercial leaseholders. JH

##### *Heating and Hot Water Refunds*

JH stated that these would be processed in the next couple of weeks. Tenants would have their rent accounts credited; leaseholders would have their final accounts adjusted.

##### *Eviction*

JH stated that an eviction had recently been carried out on Upper Dartrey Walk. The illegal tenant and heir large dog were no longer resident at the property. The TMO expected to be able to re-let the property following a void inspection.

##### *Illegal Sublets*

JH noted a number of possible illegal sublets were under investigation. JH asked Committee members to report any suspect sublets. Several Committee members suggested JH investigate 10 Dartrey Walk, which appeared to be “illegally over-occupied” and also had an “illegal structure” in its balcony. All  
JH

##### *Fire Safety*

JH noted that she had received a number of emails with regards to fire safety in the tower blocks. JH stated that a number of repair orders had been raised for a number of fire doors following the last estate walkabout.

It was noted that the following fire doors all needed adjustment and/or minor repairs:

- 11<sup>th</sup> floor Berenger Tower;
- 13<sup>th</sup> floor Dartrey Tower;
- 14<sup>th</sup> floor Dartrey Tower;
- 4<sup>th</sup> floor Whistler Tower;
- 10<sup>th</sup> floor Whistler Tower.

JH also noted having received a number of queries with regards to emergency exit signage on the estate and explained that there was an ongoing exercise to update all the signage where necessary. JH stated that she planned to carry out a further inspection of the estate, including the fire doors and block fire exits, in May.

#### *Fire Safety Reports*

MG asked whether the fire inspection report (or a summary) might be made available to the RA. JH said she would check with Janice Wray. JH noted that some residents had been using the service cupboards on their tower landing for storage.

JH

#### *Door entry system*

It was noted that the entry door to Greaves Tower was currently in an overridden state (displaying "lock override") and unlocked. Several Committee members stated that many residents believed that the security guard on duty at weekends had found some way of disabling the system. JM and JH were both currently awaiting a report from Dave Steppel and/or Keith Fifield with regards to whether the security guard was actually able to disable the system. It was noted that a number of block entrance doors had been disabled over the Easter weekend and that the same had occurred the following weekend. JM reminded the meeting that Alasdair Manson had previously indicated that the concierge service was under review. JH asked that Committee members notify her of any further such incidents during weekends ASAP.

All

#### *No Parking Notices*

NP noted that the notices in the lift lobbies appeared to contradict the notices that had previously been put up by the clamping contractor, Wings. NP asked JH to ensure that the correct parking hours were on display and that the incorrect signs or notices be removed. JH said she would check with the parking department and advise Paul Wooldridge who was carrying out the parking review.

JH

#### *Illegal Structures on Balconies*

JH stated she now had a comprehensive list and the residents in question were to be written to.

#### *Abandoned Scooter*

It was noted that the abandoned scooter that had been dumped outside Chelsea Reach Tower was currently located outside Blantyre Centre. JH said she would ensure that it was reported to the Police.

JH

#### *Leak into newsagent.*

It was noted there was an ongoing leak into the newsagent. A caretaker had inspected leak but no-one had attended to discuss the leak with the newsagent or assess the damage that had been caused to the property. It was noted that the leak appeared to originate from 7 Dartrey Walk, which was a sheltered unit.

#### *Noise Action Week*

A poster advertising Notice Action Week and related events was tabled.

#### *Other*

JH noted that she was on leave for two weeks from the Friday (23<sup>rd</sup> of April). Committee members were asked to contact Amie Dascombe and/or TMO Customer Services (0800 137111) in her absence.

JH then left the meeting.

5. **Meetings Attended**

It was noted that there had been a “Resident Engagement” meeting at Charles House on the 15<sup>th</sup> of April but that no one from WERA had been able to attend.

It was noted that several Committee members had completed the “World’s End Survey” at the Chelsea Theatre.

6. **Upcoming Meetings**

It was noted that it was Noise Action Week the following week (w/c 26<sup>th</sup> April) and that some events were to be held on the World’s End Piazza and Chelsea Theatre.

There were no other upcoming meetings.

7. **Any Other Business**

*The Trust’s Licensing Application*

It was noted that the licensing panel hearing to consider the Trust’s application for a license for 5 tables and 15 chars was to take place on the 29<sup>th</sup> of April at 11.15am at the Town Hall. It was noted that should a license be granted that it was likely to be conditional. It was also noted that there ongoing concerns with regards to the Trust’s use of the space outside their premises as well as their practice of dumping their rubbish outside the Dartrey Tower bin room.

*World’s End Place*

NP described a proposal to place planters on the World’s End Piazza. The proposal would include the installation of 8-12 large granite planters containing large, hardy plants. NP explained that whilst the original plan called for the planters to be maintained by volunteers that the School and the Youth Club, as well as some of the commercial leaseholders, had expressed an interest in “owning” their own planter, which they had offered to help maintain. The Friends of World’s End Place intended to apply for a grant of some kind to fund their purchase. NP said he would bring a formal proposal to the Committee so that the RA might also be able to support the scheme.

*Chelsea Theatre*

Several Committee members noted that whilst there were some theatrical performances at the Chelsea Theatre they were poorly advertised and that the Theatre appeared to be underused. It was noted that the theatre was run by a Trust, which received a significant amount of funding from the Council. It was also noted that a number of community-based groups has been “pushed out” of the Theatre and had been forced to find accommodation elsewhere (in particular it was noted that the NA and DA groups who had previously used the Chelsea Theatre were now using the WERA Clubroom for their regular meetings.

8. **Date of Next Meeting**

The next Committee meeting will take place on Tuesday, 18<sup>th</sup> of May, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair