

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
Web: www.worlds-end.org.uk

Notes of the WERA Committee Meeting held on Tuesday, 22nd of July 2014 at 7pm in the WERA Clubroom, 16 Blantyre Street

1 In Attendance:

WERA – Margaret Grayling (Chair), Patricia Fordyce (Secretary), Caroline Fairchild, Nigel Palmer, Dean Smith, Ali Ahmed, Kai Choudhury, Jules Montero.

Apologies:

WERA – Joanna McDermott, Eryl Humphrey Jones, Margaret Byrne.

Other – Cllr. Gerald Hargreaves, Cllr. Maighread Condon-Simmonds, Maria Needham (TMO), Olivia Hutchison (TMO), Wendy Stevenson (TMO).

2 Issues/actions from previous meetings:

No actions were noted.

All outstanding issues are logged in the outstanding issues list and to be progressed by the relevant subgroup.

3 Key points of discussion:

1. Minutes – minutes for the previous meeting were not available.
2. Outstanding issues list – it was noted that a response from Alex Bosman to a number of issues on the outstanding issues list was expected shortly. JM was asked to check with Paul as to whether anything had been received.
3. TMO staff attendance – it was noted that no TMO staff were in attendance and that no updates or reports had been received since the previous meeting.
4. Lift maintenance issues – members reported a long list of current and on-going issues with a number of lifts in several blocks. JM was asked to note all the issues and email Anthony Cheney at the TMO.
5. Lights – members reported on-going issues with the lights in many of estate's walkways, many of which were either permanently on or permanently off. In some cases for several months. It was noted that this was one of the issues on the outstanding issues list.
6. Walkway repairs – members reported a number of poor quality and inappropriate repairs to the Triflex surface of the communal walkways using concrete or tarmac. There was some concern that the "lifetime" of the adjacent Triflex would be shortened as a result.
7. Walkway cleaning – it was noted that the void area behind the flats on Whistler Walk was being used as a toilet, but was not being cleaned regularly.
8. WERA Clubroom – it was noted that a section of the clubroom's floor would have to be replaced following the leak into the gents' toilet. MG would arrange to have the room inspected by a TMO surveyor to determine what works were necessary.
9. Insurance – it was noted that the TMO was now proposing to offer household insurance cover to tenants and leaseholders. Several members requested further information.
10. Leak in communal walkways – a number of leaks into the communal walkways from flats above were reported. It was noted that one particular leak in Upper Blantyre Walk clearly appeared to originate from a balcony rather than from within a property.

11. Decent homes – it was suggested that WERA ask the TMO and Apollo to confirm how many replacement, “working” showerheads had been fitted (and original, “non-working” showerheads replaced). It was noted that even the “working” showerheads did not actually work particularly well due to the known low water pressure issues on the estate.
12. Estate Plans – a query was raised as to whether complete plans for the estate were available. It was noted that neither the Council nor TMO appeared to have a full set of plans. JM noted that the RIBA online index indicated that a set of plans was being held at the V&A library. He was hoping to check on these prior to this year’s Open House event.
13. Water outage – it was noted that there had been a hot water outage in Chelsea Reach Tower from the 18th to the 22nd of July.
14. Extractor fans – it was noted that the extractor fans were not working in several blocks.
15. Crossrail 2 – JM gave the meeting an update on Crossrail 2. It was noted that following the “anti” campaign by the Cremorne Estate’s residents association the Council now appeared to have reverted to supporting the original proposal for a station at the safeguarded location near Chelsea Fire Station/Dovehouse Street.
16. Water Rat – it was noted that a planning application had been submitted to convert the site of the Water Rat pub into a residential dwelling. It was also noted that the property had been on sale for over 18 months prior to the closure of the restaurant that had occupied the site.
17. Eid – it was noted that Eid would take place on either the 28th or 29th of July and that a request for the use of the clubroom on one of those two dates had been received. The request was approved.
18. CALM – it was noted that a request for the use of the clubroom by CALM for a mediation session had been received for the 29th of July. The request was approved.
19. Community Champions – it was noted that Barbara would like to attend a meeting to discuss the role of community champions.
20. Open Meeting – it was suggested the WERA open meeting take place in September.

4 **Actions arising** (in addition to pending items from section 2):

1. JM to check with Paul with regards to a possible response from Alex Bosman.
2. JM to contact Anthony Cheney (TMO) with regards to the issues with the lifts noted above.
3. MG to arrange for a surveyor to attend the WERA Clubroom.
4. JM to respond to all those requesting use of the clubroom with the Committee’s decisions.

5 **Date of Next Meeting**

The next committee meeting will be held on the 9th of September.