

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, 13th of October 2015 at 7pm in the WERA Clubroom, 16 Blantyre Street

1 In Attendance:

WERA – Margaret Grayling (Chair), John Rendall, Maggie Byrne, Ali Ahmed, Barry McQueen, Patti Fordyce, Jules Montero.

Others – Cllr. Gerard Hargreaves.

Apologies:

WERA – Joanna McDermott, Dean Smith.

Others – Angelique Noble (TMO).

2 Issues/actions from previous meetings:

1. SG to deal with the issues he had noted (as above). **Update required.**
2. YA to obtain a date for the sample Triflex repair from AB. **Update from AB attached.**
3. YA to obtain a date for the repair to the Clubroom floor from AB. **Pending.**
4. YA to ask Daniel Wood for an update re: PM's email. **Pending.**
5. YA to obtain details on the amount of time 1 Chelsea Reach Tower had remained void. **Pending.**
6. JR/JM to contact all car park users. **Update below.**

3 Key points of discussion:

1. The minutes of the Committee meeting of the 24th of June 2015 were approved as correct.
2. An update had been received from Alex Bosman (AB) with regards to three outstanding issues: the stack survey and descaling, the repairs to the walkway (Triflex) surface and the lifts. The update is attached.
3. It was noted that the three issues on which AB had provided an update were the three issues with which Cllr. Hargreaves had offered to assist WERA. His ongoing help in resolving these long-standing issues was very much appreciated by the Committee.
4. MBy reported that Dartrey Tower had been without heating for over a week. It was noted that whilst a problem with the pump was suspected the TMO and Cofely still insisted on visiting the individual properties of those who had reported a problem.
5. JR and JM reported that the car park had had been leafleted over the summer and that they had received 32 responses from resident car park users. A letter asking for a partial refund on behalf of all resident car park users had now been drafted and would be finalised shortly. It would be distributed to Committee members before being sent to Robert Black.
6. JM told the meeting that WERA had been advised at the ARB that a car park user had lodged a formal objection to the new parking regime that was to be introduced on all TMO-managed properties (the result of the TMO's parking review). JM explained that John Parrott at the TMO believed that there was a small risk that World's End would be omitted from the scheme as a result and had suggested that a letter in support of the new parking regime from WERA might help ensure that World's End would be included. After some discussion at which long-standing parking issues in both the car park and in Blantyre Street were noted it was agreed

- to draft a letter in support of the new parking regime to Cllr. Coleridge (it was believed the new parking regime would be the subject of a Council committee hearing in the near future).
7. MG told the meeting that the Under 5s were fund raising to take the children on an outing at Christmas and asked the Committee to consider making a sizeable donation. After some discussion it was agreed that WERA would make donation of £250. It was suggested that the Under 5s might be able to secure additional funding from the Council's "City Living Local Life" scheme. It was also suggested that WERA could make an additional donation should the Under 5s be unable to secure all the funding they required.
 8. A request had been received for the use of the WERA Clubroom for a Yoga class. The request was approved. MG would respond to the request.
 9. A request had been received for the use of the WERA Clubroom by SMART. The request was approved. MG would respond to the request.
 10. It was noted that the Big Local had started using the room as an office during the day and would be doing so for about a month. It was confirmed that the Big Local would be making an appropriate donation to WERA.
 11. JR explained that the Chelsea Theatre had expressed an interest in using the WERA Clubroom during their refurbishment works (expected to commence in July 2016). The request was approved in principal but it was noted that the Clubroom's management arrangements might have changed by then (following the TMO's review into the use of RA Clubroom and the trials underway in the north of the borough). JR would inform the Theatre.
 12. A request had been received for the use of the WERA Clubroom for the OCS Christmas lunch. The request was approved. MG would inform OCS.
 13. It was noted that MG, JM and BMq had attended the World's End ARB on the 29th of September. MG noted that the ARB held a significant amount of money (believed to be about £27,000) and proposed that this be used to extend the lift lobby re-glazing works to the 2nd and 4th floor lift lobbies. This was agreed. It was also proposed that some of the funds received from Charter Construction also be used to help fund the extension of the works.
 14. It was noted that MG and BMq had attended the opening of the new "hidden homes" flats on the site of the former Children's Home in Whistler Walk on the 8th of October.
 15. It was noted that the Council was holding a public meeting to discuss Crossrail 2 at Chelsea Old Town Hall at 6.30pm on the 3rd of November. All Committee members were encouraged to attend.
 16. It was noted that Omega Passage and Alexander Passage were not being cleaned properly. The drains in Alexander Passage were often blocked and Omega Passage was filthy and smelt awful. It was noted that both were the responsibility of the Council's highway department. Cllr. Hargreaves offered to investigate.
 17. It was noted that SMART intended to make use the green space next to the Under 5s (the site of the former "wild garden"). MG noted that a meeting between the Under 5s, Terry Oliver (RBK&C) and John Gaffney (TMO) had already taken place. MG also noted that the TMO planned to make use of the green space below Blantyre Tower for a "children's garden"; the TMO would be inviting local children to help design a garden which the TMO's environmental services team would then implement.
 18. MG tabled receipts for a total expenditure of £23.48. Payment was approved.
 19. Barry's questions were tabled. Some items had already been addressed. The following additional points were noted:
 - a) The loss of the cold/drinking water supply to Berenger Tower was reported on the morning of Sunday 27th of September. BMq emailed JM at 8.27am on the morning of Monday 28th of September asking him to make the WERA Clubroom available for residents "to bathe". The Clubroom was not made available at the time. It was noted that the TMO had provided residents with bottled drinking water and the cold/drinking water supply was restored shortly afterwards (it was believed that the pump had failed).
 - b) It was noted that flat 1 Chelsea Reach Tower was now occupied.
 - c) It was noted that WERA did not have a written assurance from the TMO with regards to the use of the funds from Charter Construction. It was agreed that the status of the funds was in need of clarification.
 - d) It was agreed that a finance update would be sent to all Committee members after the meeting.
 - e) It was confirmed that all of the Committee members elected at the AGM (i.e. everyone) had attended at least one meeting since the AGM.

- f) BMq asked if WERA was notified of the contractors short listed by the TMO for various contracts. JM stated that the list of short-listed contractors was usually included in the Section 20 stage 2 notice that the TMO usually copied to WERA. BMq asked if WERA had ever commented on any of the contractors listed. JM stated that WERA had never commented on individual contractors although it had previously commented on specific details of the contracts being tendered. BMq asked why WERA did not try to check on the performance history of short-listed contractors by contacting other RAs. JM noted that the Committee had not previously done so and that no-one had ever suggested it.
 - g) BMq asked if WERA would be presenting Maria Sharples with a small gift on her taking maternity leave. MG noted that WERA had never previously presented TMO staff with gifts when they were away on a short term or temporary basis (e.g. Amie and Justine), only when they retired (e.g. Neville and James). Individual Committee members were of course free to give members of staff gifts if they so wished.
 - h) BMq asked if WERA were going to hold a Christmas party for the estate's pensioners. It was noted that WERA did not currently have any plans for any parties. Several Committee members expressed a willingness to support and/or help fund anyone trying to organise such a party for the estate's elderly residents (as WERA had done the previous year with the party organised by MBy).
 - i) BMq suggested that the chairmen of West Row RA and Sir Thomas Moore Estate RA be contacted for ideas on improving the appearance of the World's End Estate as he considered the improvements to those estates "inspirational". Cllr. Hargreaves provided the meeting with the name of the new chairman of the Sir Thomas Moore Estate. Several Committee members noted that some of the improvements at West Row were not to everyone's liking or taste. It was agreed that invitations would be extended to these and other RAs as appropriate.
20. It was suggested that WERA hold a number of "resident drop-ins" to enable residents to bring their outstanding issues (issues that had previously been reported to the TMO but not yet resolved) to the Committee's attention. This was agreed.

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

1. JR and JM to finalise the car park letter requesting a partial refund for car park users.
2. JM to draft a letter in support of new parking regime to be reviewed before dispatch.
3. MG and JR to inform those requesting the use of the Clubroom of the meeting's decisions.
4. JM to contact all Committee members and begin organising the resident drop-ins.

5 Date of Next Meeting

The date of the next meeting has not been set.

Update from Alex Bosman (AB):

The following update was received by email on the 13th of October:

Dear Mr Montero,

Thank you for letting me know about the WERA meeting tonight apologise that my update is so close to this evening however I will be at tomorrows resident day and will be able to discuss in further detail if any WERA members are available.

Stack survey and descaling:

The main survey to identify the locations of the stacks and ventilation ducts serving homes has now been completed. Further to this we have completed a trial cctv survey and descale to one of the stacks at Blantyre Tower around six weeks ago; during the cctv survey our contractor found that there was a large build up of scale and fat to the stack to around half way up the tower which had reduced the capacity of the stack by up to 50% in the worst affected areas. This was successfully descaled from the external areas (this may not be possible for all stacks) and confirmed by a follow up cctv survey which showed the stack running clear and in good condition.

As a result of this trial we are working to program the survey and any necessary descale to the remaining stacks in Blantyre Tower and a further two towers (this will be based on the repair history and reports of foul smells) once these have been completed we will be able to monitor resident feedback to confirm the issue has been resolved.

Walkway repairs:

Having reviewed the required repairs to the walkways we have arranged for Triflex the original material manufacturer to attend and carry out a survey of the areas to identify the cause of the failure and best method of repair. This survey was completed on the 29th September and included carrying out core samples to identify any contributing issues below the finish. A number of initial causes were identified depending on location however one of the contributing factors once initial failure occurs may be the cleaning method which I will be addressing with the team on site.

Further to the survey we are awaiting recommendations and costs to carry out patch repairs; once these have been received we will review options taking into consideration value for money and the potential need to renew large areas of the finish to achieve a long lasting solution.

Lifts:

I can confirm that the scheduled improvement works to the lifts across the estate have now been completed and we have seen a improvement in reduced call outs and shutdowns across the estate. In a broader sense we are continuing to work with the contractor to further improve performance across the Kensington and Chelsea stock and have seen consistent performance improvements in the past 2 months. I will have some further detail relating to the reduced volume of call outs and shutdowns for worlds end to discuss further with residents at tomorrows events.

I hope the information above is helpful however if you have any further queries please do not hesitate to contact me or feel free to discuss at tomorrows resident day.

Kind regards,

Alex