

World's End Residents' Association



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Notes of the WERA Committee Meeting held on Tuesday, 29th of November 2016 at 7pm in the WERA Clubroom, 16 Blantyre Street

1 In Attendance:

WERA – Margaret Grayling (Chair), Margaret Byrne, Monica Boholst, John Rendall, Ali Ahmed, Patricia Fordyce, Jules Montero.

Apologies:

WERA – Eryl Humphrey Jones, Aslam Ashraf, Cathrin Vowinckel, Nabila Khadr, Ferdusi Sohail.

2 Issues/actions from previous meetings:

1. JM to notify TMO staff and Ward Councillors of the date of the WERA AGM. **Completed.**
2. JM to contact Alex Bosman to find out whether works to cleanse the soil stacks were still ongoing or on hold. **Completed.** See update below.
3. JM to contact Dominic Davies to find out when the snagging of the works to install the new windows in the large lift lobbies was taking place. **Completed.** See update below.
4. JM to bring the disabled access issue at Ashburnham Tower and Whistler Tower to the attention of Peter Maddison/Alex Bosman. **Completed.** See update below.

3 Key points of discussion:

1. The above apologies were noted.
2. The minutes of the Committee meeting of the 13th of September were approved as correct.
3. It was noted that an invitation to the meeting had been extended to TMO staff but that no-one had confirmed their attendance. There was no-one from the TMO present.
4. JM reported that Caroline Fairchild and Joanna McDermott had both resigned from the Committee. They had submitted their resignations to JM in writing by email. The Committee was asked to note their resignations. The Committee now stands at 15 elected Committee members and one co-opted Committee member.
5. It was noted that JM had extended an invitation to the WERA AGM to TMO staff and Ward Councillors. Angelique Noble from the TMO had been present at the AGM as had Cllr. Hargreaves (who had assisted with the elections) and Cllr. Condon-Simmonds.
6. It was noted that Alex Bosman had emailed JM to advise him that the works to cleanse the soil stacks were now being managed by TMO Repairs Direct rather than his own department. The person supervising the works at TMO Repairs Direct was Ricardo Cummings. JM had tried to contact Ricardo Cummings by email but had yet to receive a reply.
7. It was noted that an email had been received from Dominic Davies advising that the snagging of the works to install the new glazing in the large lift lobbies had been completed and all issues dealt with. As the Committee had not been invited to participate in the snagging exercise the Committee were asked to highlight any issues they identified with the works so that these could be fed back to Dominic Davies for resolution.
8. It was noted that an update had been received from Alex Bosman with regards to the disabled access issues in Ashburnham Tower and Whistler Tower. Alex advised that a "solution" had been identified and would be installed shortly.

9. It was noted that there had recently been simultaneous lift outages in several blocks including Berenger Tower, Ashburnham Tower and Dartrey Tower. The Committee was asked to report any lift outages they encountered to the TMO (noting the reference number) and to send an email to the WERA email address with the details when they did so (so that these could be independently logged).
10. It was noted that Martin Barr had indicated that the TMO considered the issue of disabled parking in Blantyre Street (raised at the AGM) resolved; disabled residents were being provided with free parking in the estate's resident's car park where bays had been set aside for disabled residents and the TMO considered this an appropriate solution to the issue.
11. The Committee agreed to re-schedule its next drop-in to the 24th of January 2017.
12. Several Committee members reported youths loitering in and around the goods lift, and in particular in the external stairwell near the goods lift. Youths were also reported to be loitering on the walkways between Ashburnham Tower and Dartrey Tower (as reported at the AGM). Committee members were asked to report any such incidents to the TMO and/or the Police (on the non-emergency "101" number) in future.
13. It was noted that the stairwell in Dartrey Tower between the ground floor and first floor were often filthy and smelt of urine. It was noted that there was a known issue with people (including some residents) urinating in the stairwell. The TMO were aware of the problem but had not yet been able to resolve the situation.
14. It was noted that the Big Local was organising the installation of a Christmas tree on the Piazza as well as a Christmas Event/Fair in December. A newsletter from the World's End Lots Road Big Local highlighting these planned activities was expected shortly.
15. It was noted that the TMO had held a repairs-focused drop-in on the 24th of November. Issues around lifts and leaks were reported by several residents. The contract manager for the lift maintenance contract was in attendance but there was some doubt as to whether they were actually taking the issues being reported on board.
16. It was noted that works to restore the gas supply to Berenger Tower were still on-going but now closer to completion.
17. It was noted that WERA had lodged a formal complaint on behalf of a resident who had raised their issue at the AGM. MG and JM were monitoring the complaint's progress. It was agreed that the WERA Committee would continue to raise formal complaints on behalf of residents where this was deemed necessary.
18. A question was raised with regards to the money the TMO had received from Bryan Adams during the reconstruction of the "pink house" opposite Chelsea Reach Tower. The sum involved was believed to be around £26,000 and the TMO had previously promised that the money would be made available for environmental improvements to the estate suggested by residents. JM would contact the TMO to try and determine the current status and availability of these funds.
19. JM tabled receipts in relation to the printing of notices for the AGM. The expenses came to £30.79. The expenditure had previously been approved by the Committee and a cheque for reimbursement would be issued after the meeting.
20. MG asked the Committee's approval for the purchase of the traditional Christmas gifts for various estate-based staff. This was agreed.

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

1. All Committee members to report any lift outages they encounter to both the TMO (please make a note of the reference number) and to WERA (by email for independent logging).
2. All Committee members to report any issues of anti-social behaviour and/or loitering in communal areas to the TMO and the Police (on the non-emergency "101" number).
3. JM to contact the TMO to determine the current status of the funds received from the Bryan Adams "pink house" development opposite Chelsea Reach Tower.

5 Date of Next Meeting

The next Committee meeting is scheduled to take place on Tuesday 17th January 2017 at 7pm in the WERA Clubroom.