



World's End Residents' Association

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Minutes of the WERA Committee Meeting held on Tuesday, 19th of August 2008 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:	Margaret Grayling (Chair) Eryl Humphrey Jones Joanna Mcdermott	Jules Montero (Secretary) Caroline Fairchild Maggie Byrne
In Attendance:	Justine Hart (RBK&C TMO)	
Apologies:	John Rendall (Treasurer) Jose Rioseco Katy Jones-Parry Robert Taylor Amie Dascome (RBKC TMO) Cllr. Mark Daley	Joy Laven Lucy Bowdler Marye Kenton Monica Boholst Cllr. Maighread Simmonds

		Actions
1.	<p>Apologies</p> <p>The above apologies were accepted.</p>	
2.	<p>Minutes of the Previous Meeting</p> <p><i>Meeting of the 15th of July 2008</i></p> <p>The minutes of the meeting of the 15th of July were approved as correct.</p>	
3.	<p>Matters Arising</p> <p><i>Actions from Previous Meeting</i></p> <p>Item 3 – Car Park cleaning – JH confirmed that OCS were contracted to clean the car park every Saturday.</p> <p>Item 3 – Outstanding Repairs – JM would contact Stuart Thompson with regards to all outstanding repairs.</p> <p>Item 3 – Lifts – An incident where a motorbike was being carried into Dartrey Tower was noted. JH would investigate. JH would also confirm for how long the CCTV system's recording were kept and available for inspection.</p> <p>Item 3 – Play Area Seating – EHJ had notified Terry Guppy. EHJ noted that it was unlikely the benches would be installed before the end of the month/Summer.</p> <p>Item 3 – Window Cleaning - JH noted that the TMO would not be cleaning the windows of residents in Blantyre Tower affected by the recent leak.</p> <p>Item 3 – Residents in 45 Blantyre Tower – JH noted that the residents concerned had been written to by the housing officer.</p> <p>Item 3 – Insurance – JH noted that the correct insurance claim form had been sent to the resident of 37 Blantyre Tower.</p>	<p>JM</p> <p>JH</p>

Item 3 – Pump Room – JH noted that a new lock had been fitted. The TMO would consider installing CCTV if the incidents reoccurred.

The remaining (3) actions assigned to JM were pending.

JM

Matters Arising

JH noted that the old car park fobs had not in fact being deactivated.

EJH told the meeting that the letter she had received with regards the replacement of the electricity meter in her flat (for the communal “cyclo” system) had actually been a mistake; the meter did not yet require replacement.

4. **Estate Management**

Housing Management Re-organisation

JH noted that all of the jobs/roles had now been filled. The TMO staff concerned was currently operating from Charles House pending the completion of works to the Blantyre Centre (expected to be completed by the end of October). The Blantyre Centre was currently operating on a reduced schedule but regular surgeries were still being held. When the Blantyre Centre was eventually closed for works, the surgeries would be held in Gary’s old office on the estate. JH stated that she was currently on site three days a week.

Justine’s Maternity Leave

JH would be going on maternity leave from end of October for 12 months. Her post would be advertised and occupied throughout the duration of her leave.

Fridge removal

MG asked whether the Council still offered a free fridge removal service, noting that if they did there was no reason for fridges to be disposed with the bulk refuse. JH and JM said they would check.

JH/JM

Lift Lobbies

JM noted that there was some dispute as to whether the lift lobby walls had actually been cleaned as had been claimed by TMO customer services and OCS. JM did not believe that any of the lift lobby walls had been cleaned as most of the lift lobby walls were still covered in thick layers of dirt, as well as residue from previous communal/artex-removal works. JH stated that OCS had subsequently offered to carry out further cleaning and that this could be observed and signed off by a WERA representative. The cleaning would take place some time in September; the exact dates and times would need to be agreed with OCS. The lift lobbies would also be visited during the walkabout.

JH/JM

Several Committee members also noted that the mopping of the lifts and lift lobby floors left much to be desired; the water used by OCS staff was often filthy.

Pigeons

JH noted that a quote had been received for the use of a hawk to control the pigeons on the estate. It was agreed that the ARB would consider funding this (the ARB was currently awaiting a financial review which would indicate what funds were available and could be allocated to new works). It was noted that the last time a hawk had been used on the estate that a number of traps had also been installed on many of the walkway roofs and that it had been a combination of the hawk and traps that had proved most effective in reducing the pigeon population.

JM said he would contact Cllr. Simmonds with regards to the possible funding of pigeon control measures with the remaining WCI funds. JH would investigate alternative funding possibilities.

JM
JH

Dartrey Tower

It was noted that the block entrance door, which did not shut or lock properly, had warped and would require replacement. Several members noted that in addition only one of the two electromagnets appeared to work and that both appeared to be quite “loose”.

Cleaning

JH provided the meeting with a schedule listing the dates on which deep cleans of the walkways had been carried out. JM asked whether a similar list of upcoming cleans was available. JH would check.

JH

JH provided the meeting with an itemised list of bulk refuse and graffiti removal works. A number of discrepancies were noted and members expressed some concern at both the high number of incident and high costs of graffiti removal. It was suggested that OCS photograph all graffiti prior to removing it.

A question was raised as to when electronic monitoring by OCS was to begin. JH would check.

JH

Dogs/Whistler Tower

Recurring incidents of dog barking in Whistler Tower was noted. JH stated that a letter would be going out shortly.

Walkabout

A walkabout with JH was tentatively scheduled for the morning of the following Friday (22nd August).

5. **Safer Neighbourhoods**

This item was deferred in Sgt. Otway's absence.

6. **Use of WERA Clubroom**

JM had received a request from the Chelsea Community Peace Project (CCPP) for the use of the WERA clubroom in the evenings (after 8pm) throughout the Islamic holy month of Ramadan (most of September) and early in the morning of the day on which the festival of Eid fell. This was approved. JM would inform the group.

JM

JM had received a request for the use of the WERA Clubroom on the evening of the 2nd of September from the Thursday Al-Anon Group. This was approved. JM would inform the group.

JM

JM had been contacted by the PCT enquiring about the possible use of the clubroom for exercise classes. JM would follow the request up and report back to the Committee.

JM

It was agreed that all groups using the clubroom would be reminded of the conditions of use, particularly with regards to the consumption of food on the premises.

7. **Meetings Attended**

RBK&C TMO EGM

A second EGM of RBK&C TMO had taken place on the 14th of August. A number of Committee members had attended despite the early start time (5pm). The results of the EGM ballots were available from the TMO website. All Committee members were encouraged to become members of the TMO if they were not already.

Friends of World's End Place

A meeting of the "Friends of World's End Place" had taken place on the 4th of August 2008. A number of Committee members had attended.

8. **Upcoming Meetings**

JM drew the meeting's attention to the list of meetings on the back of the agenda.

9. **Any Other Business**

It was noted that a member of staff from Somerfields had been attacked in Edith Yard by local youths. The Police had attended but there was some confusion as to exactly what had happened and what action the Police had taken. It was noted that the staff member was now in hospital. JM would try to determine exactly what had transpired from the Police and/or the TMO.

JM

A number of issues surrounding the management of the newly refurbished Flashpoint Play Centre

were noted. After some discussion it was agreed that JM would contact the relevant Council staff and try to determine exactly how the centre was being run.

JM

Update: a meeting with the relevant Council staff and Cllr. Simmonds has been arranged for the evening of Monday, 22nd of September, at 7pm in the WERA Clubroom.

It was noted that number of vehicles belonging to the workmen working on the World's End Pub had been parking on the Piazza. The incidents would be brought to the attention of Cllr. Simmonds.

JM/All

10. **Date of Next Meeting**

The next Committee meeting was scheduled to take place on Tuesday, 16th of September, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair