

World's End Residents' Association

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Minutes of the of the WERA Committee Meeting

Held on Tuesday 18th September 2012 at 7pm
In the WERA Clubroom, 16 Blantyre Street

Present: John Rendall, Patti Fordyce, Margaret Grayling, John Park,
Paul Miller, Caroline Fairchild, Marye Kenton, Kathrin Vowinckel,
Joanna McDermott, Maggie Byrne, Hilary Nassim,

In attendance: Lorraine Squire(TMO)
Mark Anderson(TMO)
Sgt Tim Otway.

Apologies for absence:

Eryl Humphrey Jones
Nigel Palmer
Greg Hands MP,
Gerard Hargreaves(Councillor)

Minutes of the last meeting: The minutes of the last meeting were approved with the exception of the item relating to the ARB bid -see amended note in these minutes.

Matters arising and Outstanding

1. CCTV:

Mark Anderson(TMO) reported that the system was not 'fit for purpose' and that a review of the system had been commissioned and the results of the review will be available at the end of the first week in October.

PM asked why this was necessary, as the sub contract, as awarded required the successful tenderer to report to the TMO as to any shortcomings in the system relating to coverage, definition, storage of information and all other requirements. The question was asked as to who is going to pay for this additional survey.

MA informed the meeting that moving the recording equipment into the Concierge office would cost £25Kwired or £34K (wireless)

The TMO stated that they did not know what the residents required of the CCTV despite previous reports sent to the TMO.

Lorraine Squire(TMO)reported that whereas the CCTV recording of the evening when the Dartrey Tower entrance doors were yet again vandalised did not show any evidence as the 'Entrance doors are not covered by CCTV'. This was disputed by all residents in attendance.

It was confirmed that any improvements to the system would not be charged to Leaseholders.

PM agreed to monitor the TMO's progress in approving the system
PM to give copy of CCTV contract to KV for comment.

2. Digital TV:

There was no report from **Mark Anderson(TMO)** re.the requirements of the digital TV contract and as to whether the contract conditions are being followed...
PM to give copy of Digital TV contract to KV for comment.

3. Lighting:

There was no report from **Mark Anderson(TMO)** re.the requirements of the Lighting contract and as to whether the contract conditions are being followed...
MG reported that the lights in The Trust were switched on for 24 hours every day. JR to contact Commercial Property Dept.
PM to give copy of Lighting contract to KV for comment.

4. Roof Gutters:

Mark Anderson(TMO) reported that remedial work is to be carried out to several roofs. Details would be forthcoming.

5. Fire Doors:

After several requests - (see previous minutes) maintenance schedules for Greaves Tower were issued to the meeting by **Lorraine Squire(TMO)** all other Towers are still awaited despite being available from Martin Barr.

Yet again and after several requests - (see previous minutes) Fire Assessment Reports are still awaited from the TMO.

Previously agreed amendments to the Tenants Handbook with regards to the Fire Evacuation Strategy have not been actioned nor could the TMO inform the meeting as to when this would be in hand or who within the organisation is responsible for issuing the amended document.

The seriousness of this inaction was stressed, by those residents in attendance, in particular on behalf of those older and handicapped people living on our estate.

6. Anti Social Behaviour:

The noticeable increase in drinking/loutish behaviour particularly on the walkways continues.

The latest 'sport' of some of the 'people?' living on our estate includes throwing TV sets, paint bombs onto their fellow residents.

The incidences of drinking in and littering of the Piazza is not improving. Drinking in the piazza and particularly outside the Lisboa should be covered by local bylaws.

A request to **Mark Anderson (TMO)** for the use of temporary 'covert' CCTV installations to be installed in areas noted for ASB. was not responded to.

DH(TMO) had previously reported that the issue of people dancing on the roof of Blantyre Tower had been dealt with and that the people involved were 'visitors' was disputed at the meeting and it was thought that the flat was being sub-let
DH to respond...

Sgt Otway reported that now the Olympics were over and there is intended to be a 'radical' restructuring of the community policing policy. An increase of 8/9 officers to designated areas. Unfortunately WEE is not include in the plan at this moment.

Sgt Otway is aware of all our concerns and police activity will become more 'visible' Officers entering the estate will be conspicuous and entry will be from various directions acting as a 'pincer' movement

Patrols will attend the estate during evening hours and attention will be directed at the walkways/stairs and lift lobbies.

The Borough Commander is to hold a meeting in WERA meeting rooms on Tuesday 25th September at 6-30pm. All members were asked to attend the meeting and make our feelings strongly understood.

The 'knife' bin is to be removed from outside the COOP

7.ARB(Area Review Board) Bid:

The bids for the improvements to the Flashpoint building were unsuccessful. The committee has to decide whether to pursue this issue.

MG explained that the new application is being carried over to next year's ARB review.

Clarification of the precise way that this was reported to the committee was requested by JP and J McD. JR to clarify.

JP requested that £1000.00 i.e. 1/3 of the ARB grant already allocated to WERA be used to make a planning application for the work to the Flashpoint proposals. The committee was concerned that since a detailed Flashpoint proposal had still to be approved by the committee such an application was premature.

MG asked JP to confirm that the council had agreed to accept his private donation to the Flashpoint proposal.

JP stated that he was seeing Diana H the next day to progress the Flashpoint proposals including the subject of a planning application.

8.Wings Parking:

Wings continue to issue threatening letters warning of court proceedings if fines are not paid. This is despite DH (TMO) assurance that the TMO parking operatives are dealing with the situation.

9.RIBA Drawing records.

JP reported success in retrieving many original drawings. However, JP believes that archive drawings still remain with the TMO and require retrieval.

10. WERA Muslim Community:

Dean member of the Muslim community has agree to attend committee meetings and liase on all items related to this subject.

A separate metre for electricity/ gas is required for their meetings JR to contact leaseholder services.

11. Meetings Attended:

Time was running out when this subject was reached on the agenda. Members are asked to report to HN if additional information is required to be added to these minutes as an addendum.

12. Planting/Piazza

JR reported that the Council has agreed to a 'deep clean' of the Piazza and a mechanical wash to follow on a 3 weekly basis.

NP had previously reported that the delay in responding to correspondence regarding the planting budget was due to the ongoing 'winding up' of the Friends of the Piazza committee and will be resolved shortly.

Nigel was absent at the meeting and JR requested an update ASAP.

Planters are still not being maintained

The water supply adjacent to the Police Station has been disconnected. There is, therefore, no readily available supply - hence the problem.

13. Rubbish Collection:

It was reported that waste bins under Dartrey Tower and the rubbish compound to the rear of the Chemists on Kings Road were still being used for the disposal of discarded vegetables and packaging from the Halal butchers.

It is normal that a commercial agreement is made with local shopkeepers for the disposal of waste. This was not evident with the Hal Hal Butchers.

14. Dogs:

2 dogs were reported as seen on the estate not on leads.

15. TMO Housing Management.

Considerable concern was expressed at the lack of continuity of the management team and in particular the apparently insufficient time in handing over case histories/problems. The TMO evidently does not pass on existing problems/requests for resolution by their successors. This is nothing new but is still continuing. Recent changes only emphasize this.

The TMO is to respond to this claim - DH

Concern/distress was expressed at the amount of rubbish including tampons, rubbish bags being thrown out of windows onto surrounding roofs, trees, and indeed into the nursery school playground. This disgusting anti social behaviour requires immediate action by the TMO housing management department.

Lorraine Squire(TMO) to issue Residents Leaflet on 'how to behave'

16. Leaseholder issues: Nothing reported.

17.AOB:

(i) Liaison Officer:

JP announced that owing to his imminent retirement he sadly would be retiring from this position from today 18th September. The committee thank him for his time and effort in fulfilling this position

A volunteer will be required to replace John. John recommended PM. This will be discussed at a later date.

(ii) Cremorne Gardens/ Wharf:

Thames Water has bought the site from the Council.

Planning permission for a change of use of the Wharf from light industrial to residential was welcomed by the committee.

(iii) Open City Day:

21st and 22nd September

21st 100pm tour. 3.00pm tour

22nd 2.30pm tour 4.00pm tour

Volunteers required

(iv) Blantyre Tower:

48 new kitchen and bathroom suites are to be installed. MG questioned whether this was logical as other Towers have older installations.

(v) Heating:

Concern has been expressed by many of the residents at the lack of heating on the estate.

Mark Anderson (TMO) promised that the heating would be operational on 1st October and being aware of the expected fall in temperature this week he would try to bring the date forward.

The location of the thermostats controlling the heating system have been discussed previously (EHJ) with the TMO as to whether they were in the right locations to give correct readings.

Mark Anderson (TMO) promised to look into this.

18. Date of Next Meeting:

Tuesday 30th October at 7.00pm in the WERA clubroom.

A handwritten signature in black ink, appearing to read 'John Rendall', is written in a cursive style.