

World's End Residents' Association



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Minutes of a WERA Committee Meeting held on Tuesday, 13th of April 2004 at 7pm in the WERA Clubroom

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|-----------------------|--|---|
| Present: | Eryl Humphrey Jones (Chair) Joy Laven Caroline Fairchild Kaz Gasior | Margaret Grayling (Treasurer) John Rendall Marye Kenton Helen Morris |
| In attendance: | Gary Riley (Estate Manager) | Catherine Rock (Housing Officer) |
| Apologies: | Jules Montero Monica Boholst | Isabel Neves |

| | Actions |
|--|----------------|
| <p>1. Apologies</p> <p>The above apologies were accepted.</p> | |
| <p>2. Minutes of Previous Meeting/Matters Arising</p> <p>2.1 The minutes of the WERA committee meeting of 2nd March 2004 were accepted as correct. Due to JM's absence, the matters arising for this meeting were deferred.</p> <p>2.2 The minutes of the WERA meeting of 16th March 2004 were accepted as correct. Due to JM's absence, the matters arising for this meeting were deferred.</p> <p>All actions from these two meetings would be dealt with at the next committee meeting.</p> | ALL |
| <p>3. Estate Manager's Update</p> <p>3.1 <i>New Lifts</i></p> <p>MK mentioned that the wall of the new lift in Dartrey Tower had already been scratched, probably by a contractor. GR said that protective covers were available but the problem was getting contractors to report to the concierge when coming on site so that the covers could be supplied and fitted. GR said he would look into a way of overcoming this problem.</p> <p>3.2 <i>Parking in Blantyre Street</i></p> <p>MG said contractors were still parking on the pavement in Blantyre Street. GR took note of this.</p> <p>3.3 <i>Youth Club Lights</i></p> <p>GR said he had been promised that the lights would be fixed within the next couple of weeks as the cost (approximately £600) had now been agreed by the TMO.</p> <p>3.3 <i>New Lift Security Cameras</i></p> <p>GR said that the reported incident had not been checked on camera yet as Floyd White had not yet come down to the estate with a laptop to check the images and he was unable to do this himself. FW's visit had been delayed as it was thought that more incidents would be reported over the Easter weekend. The meeting thought it unacceptable that GR could not carry out these</p> | |

checks himself and it was agreed that WERA would write to Gordon Perry at the TMO recommending that the GR be supplied with the necessary equipment to deal with these matters himself as a matter of urgency. It was also agreed that anti-social behaviour in the new lifts needed to be dealt with urgently and that the residents should be encouraged to report all such incidents. It was felt that most residents would greatly welcome a zero tolerance approach to this type of anti-social behaviour. GR said he would try to progress this matter.

3.4 *Security in General*

There was a general discussion about lack of action by the TMO regarding anti-social behaviour. It was suggested that all residents be informed that anti-social behaviour would not be tolerated, that the appropriate action would be taken and that they be encouraged to report all incidents. GR said he would try to progress this matter. MG asked GR if he could also try and find out who was tearing down posters from the notice boards in the lift lobbies.

3.5 *Meeting with CASBAT*

It was agreed that this meeting should take place at 6.30 p.m. on Monday, 26th April 2004. GR would invite representatives from CASBAT and PC Haruna, the beat officer for World's End.

GR

3.6 *Car Park Survey*

GR said he was very disappointed in that he only received 17 responses to the survey. He asked all of those present to return their questionnaires.

ALL

4. **Resident's Issues**

4.1 There was a general discussion about anti-social behaviour. CR confirmed that she did receive some reports of anti-social behaviour. It was pointed out that residents were often too afraid to report incidents. It was generally accepted that non-residents caused some of the problems and that some problems had "migrated" from the Cremorne estate following a clampdown on anti-social behaviour there. Several committee members recounted recent incidents involving youths on scooters/motorbikes. GR said he took these very seriously and had already contacted the DVLA with regards to some scooters spotted on the estate.

4.2 GR said he was shortly going to try and encourage motorbikes to park in the relevant parking bay in Blantyre Street and was also looking at other possible bike parking areas on the estate in addition to those outside Greaves Tower.

4.3 GR was told that the fire doors on the 2nd and 4th floors of Dartrey Tower were not closing properly.

4.3 CR was asked about her role. She told the meeting that she was responsible for all tenant issues and also anti-social behaviour. She said that she was the first point of contact for any matter – if the matter did not fall within her remit, she would refer it to the relevant person. CR recommended that Audley Phillips be invited to future WERA meeting.

4.4 EHJ reported that a letter had been received from Patricia Vogelenzang regarding cleaning on the estate. It was agreed that EHJ would contract her regarding this and that she should be invited to a future WERA committee meeting to discuss cleaning.

EHJ, JM

5. **Meetings Attended**

EHJ confirmed that she and JM had attended the windows site meetings. JM would make the minutes available from the office shortly. EHJ said that due to ill health the clerk of works had not yet completed the snagging list. She also reported that the contract was expected to be "complete" within a month, although some items remained (e.g. work in a small number of flats where access had proved difficult as well as the Social Services offices in Greaves Tower).

JM

6. **WERA Newsletter/Open Meeting**

6.1 *WERA Newsletter*

JL told the meeting that JM was currently compiling the newsletter. He had already received some text from GR and was awaiting other contributions. JL suggested including a short descriptive text

describing the roles of WERA and WEMO aimed at encouraging residents to join either or both organisations.

6.2 *Open Meeting*

It was agreed that the Open Meeting would take place at 7.30pm on Tuesday, 4th May 2004 in the WERA Clubroom. It was agreed that the subjects for discussion would be anti-social behaviour and security. It was hoped that there would be something to report following the meeting with CASBAT. It was agreed that the residents attending should be asked whether they thought the proposal to have the current security system switched off or unmanned was a good idea. Notices would need to be put up 14 days in advance of the meeting date.

JL, JM

It was also suggested that GR take the opportunity to introduce himself to the residents at the Open Meeting and that various other people be invited to attend and/or speak at the meeting: the new Police Borough Commander (Chief Superintendent Dominic Clout), PC Haruna and the Ward Councillors. Invites would be sent to all.

JM

7. **WEMO Update**

This matter was deferred at the meeting.

The current situation is as follows: WEMO have agreed a date with the board of the Lancaster West EMB for a visit to their estate. WEMO are also currently trying to arrange a meeting with RBK&C's Chief Housing Officer and Cabinet Member for Housing. The formal arbitration process has yet to begin.

8. **Any Other Business**

8.1 MG asked for approval to pay the sum of £8.83 for an extension lead. This was agreed.

8.2 It was reported that some of the new maps of the estate were wrong. EHJ said GR was aware of this and that corrective action was being taken.

8.3 It was reported that the blue doors used to cover lifts taken out of service during refurbishment had been left around the estate. It was felt that they were most probably dangerous as well as unsightly.

The meeting then closed

..... Chair