



# World's End Residents' Association

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## Minutes of a WERA Committee Meeting held on Tuesday, 18<sup>th</sup> of May 2004 at 7pm in the WERA Clubroom, 16 Blantyre Street

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<b>Present:</b>	Jules Montero (Secretary) Joy Laven Maggie Byrne Marye Kenton Isabel Neves	Margaret Grayling (Treasurer) Eryl Humphrey Jones Kaz Gasior Helen Morris
<b>Apologies:</b>	Monica Boholst John Rendall	Caroline Fairchild

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JM chaired the meeting.

### 1. **Apologies**

The above apologies were accepted.

### 2. **Minutes of Previous Meeting/Matters Arising**

#### 2.1 *Minutes of previous meetings*

The minutes of the meeting of the 5<sup>th</sup> of April 2004 were accepted as correct.

The minutes of the meeting of the 13<sup>th</sup> of April 2004 were accepted as correct.

#### 2.2 *Matters Arising*

##### Meeting of the 2<sup>nd</sup> of March 2004

Action point 4.1 - JM had confirmed that the grant application had been forwarded to KCEL.

Action point 4.2 – JM confirmed the rusting litter bin had been reported to the TMO at the last ARB meeting.

Action point 4.3 – JM reported that residents' opinions with regards to the proposed re-colouring of the walkways had been passed on to Valerie Sharples (TMO) and Neil Hambly (Shreeves).

Action point 4.4 – JM confirmed that a list of issues had been collated for inclusion in the agenda for the meeting with Gordon Perry.

##### Meeting of the 16<sup>th</sup> of March 2004

Action point 5 – JM confirmed that an agenda had been forwarded to Gordon Perry prior to the meeting with him.

Action point 7 - JM confirmed he had asked Gordon Perry to provide further information as to what kind of estate-based management the TMO would prefer. He had been expected to do so at the meeting with WERA in April but had not done so.

### Actions

Action point 7 - JM said he had not yet spoken to the TMO about walkway cleaning.

#### Meeting of the 4<sup>th</sup> of April 2004

There were no matters arising.

#### Meeting of 13<sup>th</sup> of April 2004

Action point 3.5 – JM confirmed that the CASBAT meeting was cancelled. A meeting would be arranged once Gary Riley returned from leave.

Action point 3.6 – An action point on all committee members to return the car park questionnaire to Gary.

Action point 4.4 – EHJ had emailed Patricia Vogelenzang about the cleaning review. It was suggested that she might also be invited to a future WERA committee meeting.

Action point 5 - JM told the meeting that site meeting minutes were available for in the WERA office reading tray.

Action point 6.2 – JM confirmed that posters about the open meeting had been put up.

Action point 6.2 – JM confirmed that the relevant guests had been invited to the open meeting.

### 3. **Major Works**

#### 3.1 *Security*

JM said that Floyd White had sent him a draft letter “from WERA” to be sent to all of the estate’s leaseholders. There was a discussion with regards to the contents of the letter. It was noted that it was very similar to the original letter that had been drafted by Lindsey Whitehouse. It was agreed that WERA was not in a position to address leaseholder’s concerns with the scheme. It was agreed that WERA would draft a letter to leaseholders seeking their comments and opinions on the proposed scheme. JM would draft a suitable letter and forward it to Floyd White.

JM

HR described the recent security walkabout on the estate. Several suggestions had been made during the walkabout, these included: that the gardens be gated, that brick walls within the walkways and gardens be lowered, that lighting needed to be increased/improved and possibly re-sited, that mirrors should be placed around “blind spots” on the walkways and gardens, and that netting be used to deter pigeons.

#### 3.2 *Lifts*

JM told the meeting that WERA had recently been informed that the engineers were no longer on site after-hours. It was not known exactly why this decision had been taken.

The meeting was told that two of the new lifts had recently broken down but had been repaired quickly. MK stated that some contractors were still using the new lifts, rather than the goods lift, to move their equipment. MG stated that she had been told that protective covers for the lifts were not yet available.

MG had attended the lifts site meeting. She had pointed out that the external lift panels no longer indicated which lift served which floors in each tower, that the lift’s “voice” and audible signals were very loud and caused disturbance to some residents and that the lift floors were not being cleaned properly. MG said that she had been told that the cleaning contractor had received new instructions as to how the lift floors were to be cleaned and that it had also been suggested that “temporary flooring” might be installed until the other major works on the estate were complete.

#### 3.3 *Windows*

JM said the window replacement works were now coming to a close. Durkans were now in the process of removing their compound. The garden in which the compound had been located now

had to be restored. JM said that he had been told by Valerie Sharples that the TMO were to carry out this work and that he had already asked Alasdair Manson for WERA to be consulted prior to the commencement of any work. As he had not heard from AM he would be contacting Terry Guppy. It was suggested that a reduction in the height of the external wall around the garden would be a good idea.

JM

MG brought up the problem of extra expenses being during the window replacement works as a result of delays caused by the residents. JM stated that the matter had been discussed at several site meetings and that there had been very few incidences of residents causing excessive delays that resulted in additional costs. In those cases the Council was minded to recharge the resident, be they a tenant or leaseholder.

### 3.4 Walkways

Several incidents with regards to the work being carried out were noted: that the contractors were not adequately sign-posting the areas of the walkways in which they were working, this had, for example, resulted in residents walking through areas being cemented. That the contractors had nailed shut a fire door. That the contractors had nailed up signs on the walkway's walls causing some damage to the walkway cladding. That the contractor had nailed a sign across the communal notice-board in Blantyre Tower. That the contractor's storage area on the first floor appeared to have been "abandoned" and was now unlocked.

With regards to the actual works to the walkway HM pointed out that the new surface appeared to be rather uneven and even "bubbling" in some areas. It was agreed that all of these issues should be brought to the attention of Valerie Sharples and the consultant. It was generally felt that there was insufficient monitoring of the works.

JM

EJH brought up the issue of a low slung cable near the lift lobby on Blantyre Tower/ Walk which had yet to be dealt with by the TMO. HM stated that she believed it was supplying power to a flat on Blantyre Walk.

## 4. Residents' Issues

4.1 The meeting was told that the situation with regards to motorbikes and scooters on the estate was expected to get worse over the summer months. The meeting was reminded that the number plates of both scooters and bikes could/should be reported to the TMO for action.

4.2 JL told the meeting that a large amount of commercial waste had been put in and around the paladin bins in Greaves Tower. This had included a large shop shelving unit. Other commercial leaseholders had left large bin bags on the piazza. It was agreed that WERA should contact the TMO and Borough Valuer and ask that action be taken against those commercial leaseholders dumping rubbish in this way.

4.3 JL described a recent police raid on a flat on her walkway.

4.4 There was a general discussion with regards to the PCSOs and the security officers on the estate.

4.5 There was a general discussion as to the recent clamping of a Parcel Force van. Parcel Force was now thought to be refusing to deliver items to the estate.

## 5. Post of Chair

JM suggested leaving the post of chair open until the next WERA AGM. The meeting agreed.

It was suggested that WERA hold its next open meeting (about the proposed security works) in mid-June (the 15<sup>th</sup> of June was proposed) following the delivery of the association's letter to the estate's leaseholders by the TMO. The AGM could then take place afterward, in early to mid July.

## 6. Meetings Attended

6.1 See above.

6.2 JM told the meeting that the windows site meeting minutes were available from the reading tray in

the WERA office.

6.3 MG mentioned that an ARB meeting was due to take place in June.

7. **WEMO Update**

JM told the meeting that the WEMO committee had recently visited the Lancaster West estate and had also held a meeting with Councillor Coleridge and Martin Peach. WEMO was now waiting for Martin Peach to provide information with regards to a proposal to establish an EMB on World's End. This included a copy of the existing Lancaster West agreement and details of the issues Lancaster West were currently negotiating with the Council/TMO.

8. **Any Other Business**

8.1 It was noted that site meetings for the lift and walkway works were taking place without WERA's knowledge. It was agreed that WERA ask to be informed of all site meetings and be allowed to attend. JM would contact Valerie Sharples, Sarah Everson and the appropriate consultants.

JM

8.2 JM told the meeting that WERA had received a letter from KCEL stating that the application for a grant of £25,000 has been approved.

8.3 It was noted that some residents had begun using the gardens late into the night. There had also been incidents of noise late into the night. The committee was reminded of the events that had taken place the previous summer. It was agreed that the TMO and tenancy management in particular, should be contacted and asked to take the appropriate action to ensure that a repeat of the previous year's events did not occur.

JM

8.4 MG said that PC Haruna wished to use the WERA clubroom. JM said he had spoken to her and had asked her to drop him a note outlining what she wanted to use the clubroom for. HR said she had also asked her to contact JM. JM offered to contact PC Haruna directly himself.

JM

9. **Date of next meeting**

The next WERA committee meeting is scheduled to take place on the 8<sup>th</sup> of June 2004 at 7pm.

The meeting then closed

..... Chair