

World's End Residents' Association



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Minutes of the WERA Meeting held on Monday, 12th of December 2005 at 7pm in the WERA Clubroom, 16 Blantyre Street

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| Present: | Margaret Grayling (Chair) John Rendall (Treasurer) Marye Kenton | Jules Montero (Secretary) Joy Laven Eryl Humphrey Jones |
| Apologies: | Caroline Fairchild Monica Boholst Flora Levi | |

1. Apologies

The above apologies were accepted.

2. CCTV/Security

JM told the meeting that Chris Lloyd, the Pellings consultant on the CCTV and Security works, had attended the recent contractor's co-ordination meeting. JM had told Chris that the Committee wished to discuss the issues it had identified with the works with Alan Hawley (TMO). Chris had suggested that WERA send him a brief list of these issues in writing, which he and Ayo Sobowale (TMO project manager), would discuss with Alan Hawley. A meeting with Alan Hawley could then be arranged at a later date.

A brief discussion followed. The committee agreed that the following items should be brought to Chris Lloyd's attention:

- That the works should only be allowed to proceed as a single project, not two. That there was no significant benefit in installing CCTV separately from the zoning/door entry (CCTV without zoning would be ineffective and likely to be vandalised). The Committee would not support or endorse the installation of CCTV prior to zoning.
- That it was essential that existing CCTV coverage of the block entrances be maintained. The plans appeared to indicate a reduction in CCTV coverage at ground floor level.
- That it was essential that there be CCTV coverage of the gardens. The plans appeared to indicate that only one or two cameras situated in the walkways and aimed at the gardens would provide CCTV coverage; this was felt to be insufficient.
- That the design and materials of any barriers/doors to be installed as part of the zoning of the estate needed to be such that they would withstand the inevitable abuse and require minimal maintenance. Wooden doors with glazing were considered inappropriate given the experience with the existing block entrance doors, which required constant repairs.
- That the TMO needed to make a formal commitment and give guarantees with regards to the proper use, management and maintenance of any future security systems on the estate. That the TMO must clearly identify which TMO staff would be responsible for checking CCTV footage, which TMO staff would be responsible for ensuring that action is taken against those caught on CCTV behaving anti-socially or criminally and which TMO

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staff would have overall responsibility for the proper day-to-day running and maintenance of the security system. That it was essential that the TMO give these guarantees and provide this information prior to the commencement of any works.

JM agreed to send Chris Lloyd and Ayo Sobowale the above issues and concerns in writing. JM would also request that a meeting with Alan Hawley be arranged as soon as possible.

JM

3. **Regeneration Trust**

3.1 *Units 8, 9 and 10 Worlds End Place*

JM stated that the expansion of the units out onto World's End Place described by Mark Perrot at the previous meeting required planning permission. JM stated that he would inform all Committee members as soon as he was aware that a planning application had been submitted to the Planning Department and/or a due notice had been received. JL suggested asking the Trust for a copy of the plans of the works now, rather than after the planning application had been submitted.

3.2 *Worlds End Piazza Toilets*

JM noted that the plans for the Piazza toilets that had been presented by Mark Perrot differed from those on file, which he believed were those submitted to the Council as part of the original planning application (and which had been granted approval). Some committee members also noted that the new proposals amounted to a change of the proposed use. There was therefore a question as to whether additional planning approval would be required.

4. **Any Other Business**

4.1 *Xmas Gifts*

The purchase of gifts for the estate staff was approved.

4.2 *Blantyre Centre / Estate Management*

There was a brief discussion with regards to the proposed use of the Blantyre Centre as an "estate office" by the TMO. The Committee agreed that it was as yet extremely unclear whether this would provide any significant benefits to the estate. The number of staff to be based on the estate did not appear to be significantly greater than at present and the TMO had yet to identify what additional services they would provide from the new office, if any. Some Committee members remained concerned at the loss of the Blantyre Centre as a community facility, in particular given the recent or upcoming loss of other community facilities elsewhere in the ward. It was agreed that the TMO should be asked to clarify its plans with regards to the proposed office in the Blantyre Centre.

4.3 *Health and Safety*

It was noted that a "Health and Safety Audit" of the estate had been briefly mentioned at the recent contractor co-ordination meeting. It was proposed that WERA request that the TMO carry out such an audit of the estate as soon as possible as a matter of urgency. The number of long-standing H&S issues throughout the estate's common parts was believed to be significant. For example, many of the estate's fire doors were in need of attention as they neither opened nor closed properly. It was also felt that some of the repairs that had been carried out to the doors in the past had probably compromised their effectiveness and that they might no longer be fit for purpose.

5. **Date of Next Meeting**

The date of the next meeting had been agreed at the previous meeting. The next meeting is scheduled for Tuesday, 17th of January, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair