



World's End Residents' Association

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Minutes of the WERA Committee Meeting held on Monday, 15th of May 2006 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:	Margaret Grayling (Chair) John Rendall (Treasurer) Monica Boholst	Jules Montero (Secretary) Joy Laven Helen Morris
Apologies:	Eryl Humphrey Jones Caroline Fairchild Marye Kenton Gary Riley (Area Housing Manager, RBK&C TMO) Cllr. Maighread Simmonds	

	Actions
<p>1. Apologies</p> <p>The above apologies were accepted.</p>	
<p>2. Minutes of Previous Meeting</p> <p>The minutes of the previous meeting were accepted as correct.</p>	
<p>3. Matters Arising</p> <p>Item 2 – JM was in the process of reminding all groups to tidy up the clubroom after use.</p> <p>Item 3 – EHJ had attended a meeting with Terry Guppy.</p> <p>Item 3 – JM had yet to contact the Project Manager of the art project.</p> <p>Item 4 – EHJ had obtained tickets for the “London Debate” with Mayor Livingstone. JM, JR and JL had attended, as had a small number of other TMO residents from other estates to which spare tickets had been offered.</p> <p>Item 6 – JM had arranged for the newsletter to be printed. This was expected back soon.</p> <p>Item 7.2 – JM confirmed that he had purchased the photocopier for the WERA office.</p> <p>Item 7.3 – JM confirmed that he had purchased the PC for the WERA office.</p> <p>Item 8.2 – JM reported that the Regeneration Trust was no longer using the Clubroom on Wednesday mornings.</p> <p>Item 8.4 – JM was in the process of contacting all groups and reminding them of the clubroom's conditions of use.</p> <p>Item 9 – JM had sent a list of outstanding issues with the proposed security system to Ayo Sobowale, Peter Tozer and Chris Lloyd and had arranged the meeting/walkabout on the 9th of May.</p> <p>Item 11.2 – GR had not provided an update on outstanding dog nuisance issues.</p> <p>Item 11.4 – JM had yet to email Gordon Perry with the suggestion that the TMO order “water</p>	<p>JM</p> <p>JM</p>

hippos” for all its residents.

Estate Manager’s Update

This matter was originally deferred in GR’s absence.

GR had subsequently provided the following updates by email:

1) Dog Nuisance

Some positive news on the dogs front. I spoke to Sgt John Higgs last week (15th May) and he has stated that he will make all the PCSO’s available for a period of time, to assist in tackling the dog nuisance situation we are experiencing. I am in the process of ordering some signs for the gardens at Worlds End Estate to state "No Dogs Allowed". We are at present awaiting a response back regarding whether the signs need to have details of the fines as a legality. As soon as the signs are in place, I will be liaising with Sgt Higgs and Craig Tidy, RBKC, Environmental Health to identify a mutually agreeable time/date for this operation to commence.

2) Dog Patrol

The dog handler continues to provide daily reports which are filtered through to the tenancy management team. Where there are incidents of ASB, these are recorded on our ASB spreadsheet and the Housing Officer undertakes an investigation. There have been several incidents where low level action has been taken by the TMO, including interviews, and warning letters. The Dog Handler is in court today attending as a witness to an incident involving two residents of a quite serious nature. There was also the incident where two youths set fire to a moped in the disused underground car park, the youths were apprehended by the Dog handler who stayed on site until after 5:00am to assist the police.

4. ARB

The meeting was reminded that an ARB was scheduled to take place on Wednesday, 24th of May. JM quickly ran through the list of ARB works that had been previously proposed, noting which had been completed and which had not. Members queried whether the proposal to convert the former security guard hut outside the car park was to be progressed or whether these works were now unnecessary due to the Piazza works. Members noted the recently installed swings near Flashpoint and asked that a question as to whether or not they had been funded by the ARB be raised at the meeting. It was suggested that a request to inspect the receipts for ARB-funded works be made at the meeting.

5. Purchases

Vera Gajic at RBK&C had asked JM to prepare an invoice from WERA so that the WCI grant funding could be released. JM had done this. A copy of the invoice that had been sent to Vera was available in the office. JM had yet to hear whether Vera was now able to release the funding.

6. Meetings Attended

6.1 Security Meeting/Walkabout

MG, JM, JR, EHJ and MK had attended a security meeting and walkabout with Peter Tozer, the new project manager for the security works, on the 9th of May. JM gave a brief summary of the issues that had been discussed.

Prominent discussion points at the meeting had included:

- The access routes to/from individual properties for both residents and visitors.
- The access routes to/from the gardens.
- The general security of the gardens (CCTV cameras, lockable entrance doors).
- Whether residents had to be provided with access to both of the first floor gardens.

The following issues were identified and remained unresolved:

- That the door entry system would not log which resident/household had given a particular visitor access to the estate, despite previous assurances that this would be possible.

- The proposed use of wooden “partitions” on the walkways. Railings, or railing-type partitions, had been requested. Peter Tozer had indicated that these were likely to be more expensive.
- That it appeared that the bulk of the traffic to/from properties on the walkways was to be funnelled through just four of the tower entrances (Whistler, Dartrey, Berenger and Blantyre).
- That the TMO needed to provide leaseholders with written assurances that the proposed works did not infringe their leases and would not cause any issues to arise if/when they tried to sell their properties.

It had been agreed that further resident consultation would be carried out. The same company that had carried out the initial survey in 1999/2000 would carry out the work. The consultation would be carried out door-to-door. Pellings would prepare maps/diagrams indicating where the estate would be zoned and the resulting access routes to properties and these would be used to explain and discuss the proposals with residents. WERA would be supplied with copies of all the maps/diagrams. JM suggested that WERA should hold an open meeting immediately after the consultation exercise had taken place to ensure that the residents’ views and concerns were properly documented and taken into account.

There was some discussion as to whether the TMO would manage the system properly. It was suggested that a meeting should be arranged with the TMO staff that would be responsible for managing the system before any works began. There were particular concerns with regards to the management of fobs (the poor management of the fobs for the car park was noted) and the lack of enforcement action (members noted minimal enforcement action against anti-social behaviour in the estate’s lifts, despite the installation of CCTV cameras).

It was also noted that JM had requested that CCTV cameras in the lifts be switched over to motion-sensitive recording, rather than time-lapse recording. Recently supplied manuals for the system indicated that the CCTV hardware that had been installed was perfectly capable of operating in this mode and it would make it significantly easier for estate staff to investigate incidents of anti-social or criminal behaviour in the lifts.

7. Upcoming Meetings

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

8. Any Other Business

JL distributed two proposals for consideration by Committee members. Committee members were reminded that the proposals were for discussion purposes only and should remain confidential. JM would include a copy of the proposals with the minutes of those Committee members not present.

JM

HM asked that a request be made to Pellings/Imperial to investigate the light levels on the walkways following the completion of the walkway resurfacing works, and in particular the cable trunking installed as part of those works, which she believed were obstructing the walkway lights. It was agreed that this issue would be brought up at the next co-ordination meeting or otherwise as soon as possible.

MG, JM, JR, MK

JM said that the WERA newsletters were expected back from Resident Participation/printing soon and that he would be asking Committee members to help distribute them.

All

JM was asked to chase up a number of outstanding repairs in the clubroom.

JM

9. Date of Next Meeting

The next meeting is scheduled will take place on Tuesday, 20th of June, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair