



World's End Residents' Association

16 Blantyre Street
World's End Estate
London SW10 0DS
Tel: (020) 7795 3095
Email: wera@worlds-end.org.uk
Web: www.worlds-end.org.uk

Minutes of the WERA Committee Meeting held on Tuesday, 22nd of April 2008 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:	Margaret Grayling (Chair) John Rendall (Treasurer) Marye Kenton Nigel Palmer Maggie Byrne Robert Taylor	Jules Montero (Secretary) Joy Laven Lucy Bowdler Monica Boholst Barbara Ofori-Boateng
In Attendance:	Gary Riley (RBK&C TMO) Peter Tozer (RBK&C TMO) Police Sgt. Tim Otway	
Apologies:	Eryl Humphrey Jones Katy Parry Jones Joanna McDermott	Caroline Fairchild Jose Rioseco

1. Apologies

The above apologies were accepted.

2. Estate Security Proposals (Peter Tozer)

A report on revised security proposals had been distributed to members prior to the meeting.

PT took the meeting through the report noting the following:

1. That the original security proposals had effectively been shelved; funding was no longer available for such a large scheme. In addition, the zoning component of the scheme had been opposed by a significant number of residents which had effectively made it unviable.
2. That the amount of funding available to the TMO for capital projects, such as security, was expected to be reduced significantly in the near future.
3. That given a choice between spending (limited) funds on maintaining the fabric of properties and installing security systems, the TMO would inevitably choose the former.
4. That the existing door entry system had recently been refurbished and despite a number of "teething problems" now appeared to be working properly. It was noted that these works had also included the upgrade of the existing CCTV system's recording facilities from tape-based to digital/hard-drive based.
5. It was possible that the limited funds available might be able to fund additional/improved CCTV on the estate. It was stressed that any CCTV system would not be proactively monitored, but rather used solely to investigate reported incidents "after the event".
6. Investigations were underway to determine how best to manage the estate's existing CCTV systems remotely. Some proposals were expected shortly.

It was noted that whilst some residents opposed zoning, the majority appeared to support the idea of

Actions

additional CCTV. Several members noted the need for better/additional CCTV at ground floor level and in some communal areas (e.g. large lift lobbies, car park, gardens). Several members noted the need to keep CCTV cameras “away” from the residential properties themselves so as not to infringe on people’s privacy. Several members noted the need for the TMO to investigate any reported incidents promptly and report them to the Police as required.

It was suggested that as a first step the existing CCTV proposals be reviewed and that the Police’s Crime Prevention Office be asked to assist in determining what type and scale of CCTV might be most suitable for the estate. It was noted that many of the proposed CCTV cameras that were effectively part of the zoning scheme were now effectively redundant. It was agreed that WERA would contact PT with a general view once the matter had been discussed further.

PT then left the meeting.

3. Minutes of Previous Meeting

The minutes of the meeting of the 25th of March were accepted as correct.

4. Matters Arising

Minutes of the meeting held on the 25th of March.

Item 4 – JM had not heard from Resident Involvement with regards to the possible use of the WERA bank account to hold funds on behalf of the Westway project (for the tiling of the Piazza column).

JM

Item 4 – JM had yet to write to Resident Involvement about the Senior Citizens Forum.

JM

Item 5 – JM had arranged for Peter Tozer to attend a Committee meeting.

Item 5 – Committee members had not indicated any preferred colours for the tower landing floors/ceilings. It was noted this issue would be discussed further at the next ARB.

Item 5 – GR said that he had not had a chance to examine the brickwork in question.

GR

Item 5 – GR said he was in the process of following up the gardening issues that had been identified by JL at the previous meeting.

Item 7 – JM had advised the Debt-Anon group accordingly and they were now using the room on Wednesday evenings.

NP noted that he had received a letter from the TMO with regards to the petition that had been served on the TMO at the EGM. The TMO had turned down the request as an insufficient number of members had signed the petition (less than 50). In addition it was noted that the petition had mistakenly asked for an “emergency board meeting” to be held rather than an “extraordinary general meeting” (or “members’ meeting”).

5. Estate Management

Dog Questionnaire

GR noted that a significant number of responses had been received from residents to the recently distributed dog questionnaire. TO would provide the meeting with a full update later on.

Door Entry System/Fobs

GR stated that a significant number of the new door-entry fobs (25-30%) were still to be collected. An open evening was now being considered to try and encourage residents to collect their fobs, this might possibly be followed by a door-knocking exercise to both distribute fobs and investigate why some residents had not collected theirs. GR confirmed that there were no spare fobs available at the time and that all requests for additional fobs that had been received were still pending. GR suggested that WERA contact John Hirsh directly to determine when these might be available. JM agreed to do so.

JM

Concierge

GR noted that a number of complaints had been received from residents about the behaviour of at least one of the night-time security guard in the Concierge office. These were currently being

investigated.

Neighbourhood Management Changes

GR stated that he expected to take up his new post elsewhere in the borough at the end of the month and he expected his last day to be the following Friday. The new Area Housing Manager, Amie Dascombe, and Senior Neighbourhood Officer, Justine Heart, would be taking up their new posts shortly. GR would however attend the next Committee meeting as well as the next ARB meeting as part of the ongoing hand over process to his replacement. GR expected the new Area Housing Manager, Amie Dascombe, to attend the next Committee meeting.

Other Items

It was noted that the garden bench that had recently been installed in the embankment side gardens below Blantyre Tower had been stolen.

LB asked when and how the TMO determined whether the heating should be turned on/off. GR stated that the communal heating was due to be turned off on the 1st of May but that he would consult both the Over50s and WERA before issuing the instruction to do so.

GR then left the meeting.

6. Safer Neighbourhoods

Dog Questionnaire

TO distributed copies of the initial results of the dog questionnaire and proceeded to go through them in detail. The responses were generally as expected, although it was noted that both the questions and responses with regards the possible installation/location of a dog toilet on the estate appeared self-contradictory. TO noted that a meeting with the TMO to discuss the results and decide how best to proceed with the dog register was in the process of being arranged. TO also noted that his team was currently undergoing the training required to deal with anti-social dog ownership and issue the relevant tickets.

Other Issues

TO then proceeded to describe and discuss any recent incidents on the estate of which the Police were aware. This included a robbery in Greaves Tower which had featured in the local press. CCTV footage had helped identify a number of persons and three arrests had been made.

It was noted that the wall of the stairs behind the Chelsea Theatre had been knocked down twice. It was suggested that the incidents may have been filmed by the school's CCTV. TO said he would check with the school, although he noted that the incidents had not been reported to the Police.

A discussion took place as to how best to progress incidents of criminal damage, like those in the estate's lifts, in future. It was noted that such incidents should be reported to the TMO who should then report them to the Police as incidents/crimes. It was generally agreed that the TMO should be encouraged to report such incidents to the Police as a matter of course.

7. Use of WERA Clubroom

JM stated that he had received a request from the Chelsea Community Peace Project to use the room on several Tuesday evenings. This was approved. JM would inform the group.

JM

8. Meetings Attended

Piazza / Friends of World's End Place

NP, BO-B, MK, JL, CF and JM had attended the Piazza meeting held on the 9th of April. A constitution for the group ("Friends of World's End Place") had been agreed and the group was now expected to ask for formal recognition from the Council. An update was provided on the (still pending) planning application for a market to be held on the Piazza on Sundays. A planning meeting was expected to take place on the 19th of May.

9. **Upcoming Meetings**

JM drew the meeting's attention the list of upcoming meetings listed on the back of the agenda.

10. **Any Other Business**

NP suggested that some of the large ethnic groups be invited to nominate representatives to WERA. It was noted that a number of these groups had been asked to do so prior to the previous AGM and that it had been hoped that representatives would be put forward to stand and be elected on to the Committee. It was agreed that more work was required in this area to encourage greater participation in the Association's work.

B-OB noted that a resident who had electrical works carried out in their flat as part of the Decent Homes works had subsequently reported receiving very large electricity bills. JM said he would bring the matter to the attention of Liam Good/Stuart Thompson.

JM

The meeting was reminded that the next meeting of the ARB was due shortly (end of May) and to put forward any suggestions for ARB works/funding in good time.

It was noted that the Council had apparently scheduled a "public arts group meeting" with regards to a number of public art proposals for the World's End Piazza. Representatives from the Piazza Committee/Friends of World's End Place were expected to attend.

11. **Date of Next Meeting**

The next Committee meeting was scheduled to take place on Tuesday, 20th of May, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair