



World's End Residents' Association

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Minutes of the WERA Committee Meeting held on Tuesday, 20th of January 2009 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:	Margaret Grayling (Chair) Joy Laven (Treasurer) Joanna Mcdermott Nigel Palmer Eryl Humphrey Jones Robert Taylor	Jules Montero (Secretary) Marye Kenton Caroline Fairchild Maggie Byrne Barbara Ofori-Boateng
In Attendance:	Colin Simmons (RBK&C) Police Sgt. Tim Otway Alasdair Manson (RBK&C TMO) Chinwe Agabah (RBK&C TMO)	
Apologies:	John Rendall Monica Boholst Cllr. Maighread Simmonds	Jose Rioseco Katy Jones-Parry Cllr. Mark Daley

1. Apologies

The above apologies were accepted.

3. Flashpoint Improvements

CS introduced himself to the meeting and explained the proposed improvements to the play area and play equipment in the large asphalted play area adjacent to Flashpoint. CS explained that his department has secured a significant amount of funding for such improvements but that the money would have to be spent before the end of the current financial year (i.e. before the end of March). A map indicating what the proposed equipment was and where it was to be installed was tabled.

In general the proposal included:

The removal of the existing play equipment in the main part of the play area (not the swings).

The resurfacing of the main part of the play area.

The division of the play area into three "zones" – a quiet zone, a fitness zone and a general activity/sports area – into which different kinds of equipment would be installed.

There was discussion as to whether the new equipment would be secure and some concern that it might be vandalised and/or attract loiterers at unsuitable times of the day. CS confirmed that there were no plans to increase the level of security around Flashpoint (i.e. through the installation of fencing or locking the gates) included in the proposal. CS explained that the funds could only be spent on play equipment, not fencing. It was suggested that to help avoid anti-social behaviour in the play area outside Flashpoint's working hours that the Safer Neighbourhood team might wish to include the Flashpoint play area in their patrols. It was also suggested that should security measures prove necessary that these might be funded by other means (e.g. ARB or other environmental grants).

It was suggested that the estate's residents, and in particular those overlooking Flashpoint, should be consulted. CS agreed and proposed organising two drop-in dates the following week. All residents

Actions

TO

JM

CS

would be notified in writing in advance. This suggestion met with general approval.

The Committee was otherwise generally in favour of the proposals. CS was thanked for attending and then left the meeting.

2. Safer Neighbourhoods

TO gave the meeting an update on the activities of his team.

TO said that his team intended to hold monthly surgeries on Saturday mornings and that he was in the process of identifying a number of suitable venues within the ward.

TO noted that his team was currently under-staffed: the team had just one Police Constable (rather than two); another was expected to join the team in February.

TO noted that a significant amount of his team's time over the Christmas period had been taken up by domestic and neighbour disputes across the entirety of the ward.

TO stated that work on the dog register was still ongoing.

Several Committee members noted an increasing number of motorcycles and mopeds on the estate, and in particular that a number of youths continued to congregate and work on scooters on the embankment-side gardens adjacent to Blantyre Tower. TO stated that a number of these youths had been identified and that the Police and TMO would be taking action. It was also noted that bikes appeared to have been stripped and disassembled in the void space adjacent to the Blantyre Centre as a number of bike parts had been dumped in the area. It was suggested that "no motorbikes" signs be placed in those parts of the estate most often frequented by these motorcycle and moped users.

AM / CA

4. Minutes of the Previous Meeting

Meeting of the 4th November 2008

It was noted the minutes of the meeting contained a number of errors:

- (i) KJP was listed as present when she had not;
- (ii) Lucy Bowdler was listed as an apology but had been present;
- (iii) The date of the AGM on page 3 was incorrect.

The minutes were corrected and then approved as correct.

5. Matters Arising

Actions carried forward:

Lifts – Peter Tozer/AD had not yet confirmed the configuration of the CCTV cameras in the lifts.

PT/AD

Leaseholder Conference – JM had not heard any more about the proposed leaseholder conference from Leaseholder services.

JM

Recycling – this item was still pending.

JM

Estate Security – Peter Tozer had not yet provided an update on the progress of any security works.

Lift lobby deep cleans – a second site visit had taken place (see below).

Pigeon control measures – JM said that any such measures would probably have to be funded by the ARB as funds did not appear to be available from the WCI.

Access to the Tunnel – JH (AD) had not yet confirmed which contractors had access to the tunnel out of normal working hours.

CA / AD

From the last meeting:

Item 5 – CA had not yet provided any details of the local authority arbitration scheme. NP stated that he did not believe any form of arbitration would be effective, however that taking legal action, or

CA

threatening to take legal action, against the Council/TMO appeared to be remarkably so.

Item 7 – JM had informed Narcotics Anonymous that they could use the room on Friday evenings.

Lift Lobby Deep Cleans

MG told the meeting that she had attended a second lift lobby cleaning site visit during which OCS had been unable to remove any of the stains on the lift lobby walls. OCS suggested that many of the stains were ground into the tiles and could not be removed, even with industrial strength cleaning products or acid. It had been proposed that the walls of the ground floor lift lobbies be “sealed” to prevent the same happening to the new tiles installed there during the communal redecoration works. That proposal would be taken to the ARB for possible funding.

MG / JM

Bench for Play Area

EHJ told the meeting that she had been chasing Terry Guppey for the bench in the play area adjacent to Blantyre Tower. EHJ stated that she had been told that the bench was ready to be installed but that she was concerned that it did not appear to be the bench the Committee had chosen. EHJ would pursue the matter further.

EHJ

Lifts

Several Committee members noted that the current behaviour of the lifts – to favour those travelling downwards and those on the lower floors – was extremely frustrating to those calling the lift higher up in the tower. JM offered to discuss the matter with Robin Cahalarn at the TMO.

JM

6. Estate Management

AM told the meeting that the refurbishment of the Blantyre Centre was nearing completion and that once the centre had been refurbished it would accommodate the housing management team for the South of the borough. AM noted the refurbished centre included a proper interview room which would allow staff to carry out interviews in private. AM suggested that the interview room could possibly be made available to the Police for their surgeries.

MG noted the blocked drain in Blantyre Street. MG had reported it to TMO CS on Monday morning but no action appeared to have been taken so far. It was noted that a similar incident had occurred in 2008 and that the estate’s caretakers were aware of what remedial steps were required to clear the blocked drain.

AM / CA

AM noted that the removal of bulk refuse from the estate was now being handled by a separate contractor – Skip It – which were proving to be much quicker at removing bulk refuse stockpiled in the “tunnel”. JL noted an increase in the amount of dumped rubbish on the estate, particularly on the walkways and other communal areas. JL asked whether OCS or TMO staff checked any of the dumped rubbish prior to its removal to try and identify the culprits. AM said that they had checked the content of dumped rubbish on a single day recently and identified a number of residents, but that they did not check the content of dumped rubbish as a matter of course due to the resources required.

AM / CA

CA noted that a letter had been sent to residents in Blantyre Tower with regards to the dumping of rubbish and the throwing of waste out of windows. There was some question as to the effectiveness of the letter and it was suggested that a sterner follow-up letter could be sent once the housing staff had re-located to the Blantyre Centre.

It was noted that a large amount of polystyrene had been dumped outside the tunnel, which had very likely come from one of the commercial leaseholders, but that it had not been dealt with properly.

AM / CA

7. WERA Open Meeting

It was noted that a WERA Open Meeting had been scheduled to take place on the 27th of January to which a representative from DOME had been invited to discuss the Council’s Stock Options Review and the work of DOME as the appointed consultants and answer questions from residents.

8. Use of WERA Clubroom

Two requests for the use of the room had been received from CCPP (the Chelsea Community Peace Project).

The first was for the use of the room for morning prayers on a daily basis. It was noted that this would require the room to be used before sunrise (i.e. before 6am during the summer). After some discussion the Committee decided that groups were required to adhere to the hours specified in the conditions of use and that whilst the occasional exception could be made (e.g. to allow CCPP to hold morning prayers on the last day of Ramadan) that a permanent exception could not be made. The request was therefore refused.

The second was to use the room on a weekly basis on either Monday or Tuesday evenings. CCPP were working towards charitable status and the room would be used to allow their management committee to meet and carry out whatever decisions/work was necessary. The Committee decided to allow CCPP to use the room on Monday or Tuesday evenings (Monday if available, Tuesday otherwise) for a period of two months (up to the 16th of March). The group would be asked to submit a further request if they wished to continue to use the room after this date.

JM would inform the group of the two decisions.

JM

Several Committee members noted that the ongoing use of the room by CCPP on Fridays had originally been granted on a temporary basis, pending the group finding a more suitable venue, and they queried whether the group had made any progress in doing so.

Several Committee members noted that the TMO had yet to clarify the insurance status of the room. JM was asked to contact the relevant TMO staff and ask them to clarify what activities were and were not covered by the insurance policy that was supposedly in place. This would allow WERA to inform the groups currently using the room whether or not they would need to secure additional insurance coverage for their activities and also advise any new groups that might wish to use the room accordingly.

JM/TMO

9. Meetings Attended

It was noted that a number of Committee members, including MG, JM, JL and MK, had attended the TMO AGM held on the 14th of January.

10. Upcoming Meetings

Upcoming meetings are listed on the back of the agenda.

11. Any Other Business

There was no other business.

12. Date of Next Meeting

The next Committee meeting was scheduled to take place on Tuesday, 17th of February, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair