



World's End Residents' Association

16 Blantyre Street
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Minutes of the WERA Committee Meeting held on Tuesday, 21st of September 2010 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:	Margaret Grayling (Chair) Marye Kenton Joanna McDermott Maggie Byrne Nigel Palmer	Jules Montero (Secretary) Caroline Fairchild Monica Boholst John Park
In Attendance:	Justine Hart (RBK&C TMO) Helen Morris (Over50s) Mary Clarke (Over 50s) Kat Osbourne (The Trust) Victoria Wickins (The Trust) Paul Miller (Resident) Hilary Nassim (Resident)	
Apologies:	Eryl Humphrey Jones Police Sgt. Tim Otway	Robert Taylor

1. Apologies

The above apologies were accepted.

2. Liaison

The Committee and guests from the Over50s and the Trust introduced themselves to each other. JP provided the meeting with a brief a summary of the events that had transpired in relation to his meetings with the Over50s and the Trust. The guests then left the meeting.

3. Minutes of the Previous Meeting

The minutes of the meeting held on the 24th of August were approved as correct.

4. Matters Arising

Actions from Previous Meeting

Action 2: MG had completed and returned the signatories form to the bank. The RA's bank signatories were now MG, JM, CF and RT.

Action 4: JM had prepared the AGM notices and Committee members had helped deliver these to all households on the estate in good time.

Action 5.1: JM would distribute tasks amongst Committee members as and when required.

Action 5.2: JM's review of the use of the Clubroom was still in progress.

Action 5.3: JM had requested a copy of the Shreeves report but had not yet received it.

Action 5.4: JP had met with the Over50s and the Trust (see below).

Actions

JM

JM

Action 5.5: JP and JM were in the process of arranging a meeting to discuss Flashpoint, and the feasibility and funding of fencing, with Alasdair Manson at the TMO.

Action 5.6: JM and JR were currently awaiting a formal response from the TMO. JM noted that CCTV cameras had now been installed in the car park.

Action 5.7: JM would continue to remind the TMO of the need to produce final accounts for all of the Major Works carried out on the estate since 2002.

JM

Action 5.8: JM would submit a formal request to the TMO for the return of the "man and dog" patrols.

JM

Action 6: MG had made the donation as agreed.

5. Housing Management

Justine Hart (JH) had been expected to attend the meeting but was not present at the moment at which the meeting reached this agenda item.

Several Committee members raised concerns with regards to the performance of the estate's Neighbourhood Officer and other estate-based staff. CF, in particular, noted that neither JH nor Jacqueline Bull had dealt with the issues she had raised with regards to a resident living in Sheltered Accommodation whose flat was clearly deficient and unsatisfactory. In particular, the flat had lights that did not work and the resident was forced to use a torch to go to the bathroom.

Fire doors

Two residents arrived at this point. One resident explained that he lived in Dartrey Tower and that he had observed that on a windy day all of the fire doors in the tower were blown open by the wind. He was concerned that should a fire occur on a windy day the fire escape route via the stairwell would not be secure or accessible.

JH arrived at the meeting at this point. JH listened to the resident's concerns and then described the issues that had been identified with the fire doors during the last walkabout and the repairs that had subsequently been logged with the CSC. JH suggested that in most cases the door closers needed adjusting. It was noted that the doors should not close with a bang, as many did, but rather that the closers should be able to close the doors "gently". MK stated that the issues with the fire doors in the stairwells were due to the "open" windows within the stairwells and that until these were "sealed" the problems would recur. JH agreed to have the fire doors in Dartrey Tower checked the following day. The resident offered to investigate the matter further in relation to building regulations.

JH

The resident asked for some clarification as to the role of JH in dealing with repairs. JH described her role in relation to the logging of repairs but explained that primary responsibility for repairs lay with the TMO surveyor covering the estate.

Lights

JMc noted that there were a large number of communal lights out of action of Dartrey Walk and Berenger Walk. It was also noted that the streetlights at the end of Blantyre Street were out of action, and had been for some time. JH noted these and agreed to raise the necessary repair orders.

JH

Dogs

JM noted that EHJ had reported that dogs had been seen fouling in the resident garden plots.

Walkways / Triflex

JH noted that she had been advised that a structural survey of the estate was due shortly. After some discussion it was agreed that NP would contact Simon Thropp with regards to the proposed structural survey of the estate to determine its exact nature and scope.

NP

Illegal structures

There was a discussion as to why the TMO would install a corrugated iron "roof" above a balcony to stop rubbish being thrown into the balcony given that other, more aesthetically pleasing solutions had been installed elsewhere to deal with similar issues. A question was raised as to how the various illegal structures would be dealt with. JH described the general process and noted that she would deal

with cases involving tenants whilst David Ward would deal with those involving leaseholders. JH noted that should any residents not cooperate that legal action would be taken, although this might prove lengthy. Committee members then identified a number of illegal structures, which JH noted.

Digital TV

JH noted that contractors were due to start work at Allom and Barlow before the end of the month and were then expected to be working on World's End. A full schedule of the works was pending.

Parking

JH noted that Paul Wooldridge had now left the TMO but that the parking review had not been completed. NP suggested that parking should be included in the agenda of a forthcoming meeting for discussion. JM said he would do so. JH was then asked to confirm that the disabled badges on display on many of the cars currently parked in Blantyre Street were legitimate.

JM
JH

Mr. Lewis

CF reported a number of ongoing in relation to Mr. Lewis's flat. JH agreed to discuss the situation with Jacqueline Bull and arrange monthly visits to Mr. Lewis.

JH

There were some general concerns in relation to the service provided to those residents living in Sheltered Accommodation by the TMO. JM and CF said they would check the scope of the service with Hash Chamchoun, who was responsible for the TMO's "assisted living" schemes.

JM / CF

A copy of JH's written report is appended.

6. **WERA AGM**

JM advised the meeting that the reminder notices for the WERA AGM would be ready to be delivered to all households at the weekend. Posters would go up in the notice boards at the same time.

All

It was noted that some Committee members would be unable to attend. It was agreed that the Committee would ask the meeting to vote on their nominations in their absence.

It was agreed that the meeting would conclude with the raffle of two £25 shopping vouchers amongst the members present. The purchase of the shopping vouchers was approved.

MG

7. **Meetings Attended**

JP provided the meeting with both a written and verbal update on his meetings with the Over50s and the Trust in his role as WERA liaison officer.

MG and JM provided the meeting with a verbal update on a meeting they had held with Robert Black, CEO of the TMO, at the TMO's offices in Kensington High Street on the 17th of September.

8. **Upcoming Meetings**

TMO AGM – On the evening of the 22nd of September at 6.30pm at the Town Hall.

9. **Any Other Business**

MG asked the Committee to approve payment of the bill for the BT phone line. This was approved.

MG / JM

10. **Date of Next Meeting**

The next meeting was the AGM on Tuesday, 28th of September at 7.30pm in the WERA Clubroom.

The meeting then closed

..... Chair

Senior Neighbourhood Officer's Report

21st September 2010

Triflex flooring

The proposed works have been suspended as a full structural survey of the estate is going to be carried out first.

Parking in Blantyre Street

The Committee need to come to an agreement about parking restrictions in Blantyre Street so the TMO can organise signage.

Illegal structures on balconies

I have received a number of complaints about structures on balconies. Some residents have already been contacted about their balconies and all tenants and leaseholders will be contacted in due course but legal action does take a considerable amount of time.

Illegally parked motorbikes

I have been liaising with the Police and clampers (Wings) about this before I went on leave. I will take the matter up again this week.

Justine Hart
Senior Neighbourhood Officer