



# World's End Residents' Association

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## Minutes of the WERA Committee Meeting held on Tuesday, 26<sup>th</sup> of October 2010 at 7pm in the WERA Clubroom, 16 Blantyre Street

<b>Present:</b>	Margaret Grayling (Chair)	Jules Montero (Secretary)
	Robert Taylor (Treasurer)	John Park
	Caroline Fairchild	Joanna McDermott
	Eryl Humphrey Jones	Marye Kenton
	Patricia Fordyce	Maggie Byrne
	Monica Boholst	Kathrin Vowinckel

<b>Apologies:</b>	John Rendall
	Nigel Palmer
	Justine Hart (RBK&C TMO)

		Actions
1.	<p><b>Apologies</b></p> <p>The above apologies were accepted.</p>	
2.	<p><b>Safer Neighbourhoods</b></p> <p>This item was deferred in Sgt. Otway's absence.</p>	
3.	<p><b>Minutes of the Previous Meeting</b></p> <p>It was noted that the name of the contractor that JH had stated had been appointed to install the communal TV system on the estate had been omitted from the minutes.</p> <p>The minutes were otherwise approved as correct.</p>	
4.	<p><b>Matters Arising</b></p> <p><i>Actions from Previous Meeting</i></p> <p>Action 4.1 – Review of the conditions of use of the WERA Clubroom. JM noted that this was currently in progress.</p> <p>Action 4.2 – Request for a copy of the Shreeve's report on the state of the walkways. JM stated that he has not yet received anything. He would repeat the request.</p> <p>Action 4.3 – Request for major works final accounts. JM noted that this was an ongoing activity.</p> <p>Action 4.4 – Request for reinstatement of the "man and dog" patrol. It was noted that the TMO staff at the AGM had stated that they did not believe that it was necessary. After some discussion it was agreed that a formal written request/enquiry would be made.</p> <p>Action 5.1 – Fire doors in Dartrey Tower. See section 7 below.</p> <p>Action 5.2 – Communal Lights. It was noted that whilst some lights had been repaired many had not. In particular the lamp-posts in Blantyre Street were still not functioning. JM was asked to submit a formal complaint to the TMO with regards to the pending repairs and the contractor's performance.</p> <p>Action 5.3 – Walkways/Triflex. It was noted that whilst Simon Thropp had confirmed that there would</p>	<p>JM</p> <p>JM</p> <p>JM</p>

be a further, in-depth, survey of the estate's walkways that a full structural survey was not planned. JM was asked to formally request that the TMO carry out a full structural survey as a matter of urgency. JM

Action 5.4 – Parking. JM said he would place the issue of Parking on the agenda of a forthcoming meeting.

Actions 5.5/5.6 – Mr Lewis. CF gave the meeting a summary of events to date. CF stated that she wished to make a formal complaint with regards to the behaviour of Jacqueline Bull. After some discussion it was agreed that CF should make the complaint and that the RA/Committee would support it. It was suggested that Mr. Lewis's neglect of his dog also be reported to the RSPCA. It was suggested that JM would contact Jean Daintith at the Council with regards to Nigel's case (he had done the same the previous year) should matters not improve. CF JM

Action 6.1 – AGM Notices. These had been delivered as planned.

Action 6.2 – Gift vouchers for the AGM. These had been purchased in advance of the meeting.

Action 91 – BT phone bill. This had been paid.

#### *Matters Arising*

Flashpoint – It was noted that the meeting with Alasdair Manson and Dominic Davies with regards to the possible fencing of the Flashpoint play area had taken place on the 28<sup>th</sup> of September. Alasdair Manson had agreed to provide a quotation for the supply and installation of fencing around the entire play area. JP stated that he had not yet received anything. He would contact Alasdair Manson directly if he did not receive a response within the next 7 days. JP

### 5. **Housing Management**

This item was deferred in JH's absence.

It was noted that this was JH's last week as the estate's Senior Neighbourhood Officer but that the TMO had yet to indicate who would be filling the post. JM was asked to ask the TMO for an update. JM

### 6. **Governance**

JM stated he had provided the three new Committee members with copies of the RA's Constitution and Code of Conduct for Committee members. He would be providing all other members with a copy of the Code of Conduct. JM would send these out shortly. JM

### 7. **Items for Discussion**

#### *Fire Safety Report*

PM gave the meeting a written report and update of events since the last meeting. PM noted ongoing issues with the fire doors in Dartrey Tower, which had clearly not been dealt with following the last estate walkabout. Other members noted similar issues in other blocks. After some discussion it was agreed that JM would make formal request for a copy of the Fire Safety Report for the estate. It was suggested that should the TMO refuse that JM should pursue the matter through a Freedom of Information Act request or through one of the Ward Councillors. JM

PM stated that one of most common issues related to the fire door closers (see PM's report for full details) and that upon further investigation the manufacturer of one of the closers in use had indicated that the closer was not suitable for use in the estate's stairwells.

PM offered to contact the fire brigade and notify them that the building was currently unsafe as many of the previously identified issues had not been dealt with. This was agreed. It was noted that a recent TMO Board paper had indicated the same. PM

PM offered to try and arrange a site meeting with the door closer manufacturer. This was agreed. PM

Several Committee members noted that dry riser signs had recently been installed across the estate.

A query was raised as to whether the replacement of the incorrect/unsuitable door closers should be rechargeable given that they should not have been installed in the first place.

*Artex*

PM stated that following the discussion around the presence of asbestos in the Artex ceilings he had investigated the matter. PM stated that he believed that the Artex did contain asbestos.

It was noted that the TMO had investigated the matter previously and JM was asked to locate a letter from the TMO about the presence of asbestos on the estate.

PM suggested he try to arrange a site visit with the manufacturer and provide them with a sample to try and determine whether or not it did contain asbestos.

*Caretakers*

It was noted that one of the estate's caretakers had been (temporarily?) relocated to another estate. As a result the TMO were employing a security guard to operate the door-entry system during the day.

*Broken glass panels in block entrance doors*

Several members noted repeated incidents of vandalism of the glass panels in the block entrance doors. Members were asked to report these to the TMO as and when they occurred and to feel free to comment on any reports from other members they had sight of.

*Cremorne Gardens*

JM gave the meeting an update on the Thames Water Tideway Tunnel and its possible effect on Cremorne Gardens. After some discussion it was agreed that the RA would hold a public meeting on the subject in late November/early December and that JM would invite someone from Thames Water to attend.

*WERA Meetings*

JM said he would send out a meeting schedule for the forthcoming year to all Committee members.

*Christmas Event*

It was noted that NP had tabled a proposal for a WERA Christmas event at the September meeting. The meeting agreed that the RA should proceed with such an event. It was noted that NP had offered to organise the event and it was suggested that he consider whether to partake in the "multi-group" event planned for the 12<sup>th</sup> of December. JM would inform NP of this event.

**Use of WERA Clubroom**

EHJ asked whether the Community Gardener might be able to use the WERA Clubroom. JM stated that he had received a request but had been unable to accommodate it as the room was in use at the time requested. EHJ said the gardener would contact JM with alternative dates/times. It was agreed that the request be approved so long as the room was available.

JM stated that he had received a request for the use of the WERA Clubroom from the Over 50s club. They wished to use the room for their Christmas Party on the 8<sup>th</sup> of December and would require the use of the room from 8am 8pm. After a brief discussion the request was approved on a show of hands. JM would inform the group accordingly and advise them as to the correct use of the room.

**8. Meeting's Attended**

*Liaison Officer's Report*

JP provided the meeting with two written reports on his most recent meetings with the Over 50s club and the Trust. JP then tabled three proposals, as follows:

1. That JP proceed to contact with residents living in the the Guinness Trust estate and Council estate's south of the river (in Wandsworth) in order to form a relationship with those residents. This proposal was approved and JP was instructed to proceed.
2. That JP invite guests to all future WERA Committee meetings. After some discussion it was agreed that guests would be invited to Committee meetings as and when required, and only with the prior approval of the RA's officers.

3. That JP invite representatives from the Over 50s club and the Trust to the next Committee meeting. After some discussion it was agreed that a Committee meeting would not be the most suitable venue and JP was instructed to organise a separate meeting some time in November that representatives of the Over 50s club, the Trust and Committee members could attend. A number of dates were proposed.

JP

9. **Upcoming Meetings**

No upcoming meetings were noted. JM would advise Committee members accordingly.

10. **Any Other Business**

*Leak in Blantyre Tower*

MBy reported a serious leak on the fifth floor of Blantyre Tower. The leak had been reported to the TMO but was still ongoing. JM said he would check and re-report it to the TMO if necessary.

JM

*Serious leak on Upper Berenger Walk*

It was noted that it had taken the TMO three months to initiate repairs to the tenanted flats damaged by the serious leak on Upper Berenger Walk in July. The repairs were now underway but it was not yet known when they would be complete and tenants allowed to move back into their homes.

*Hot Water Outage*

It was noted that there had been a hot-water/heating outage in Blantyre Tower on the 19<sup>th</sup> of October. JM confirmed that he had been notified in writing by the TMO after the event.

*AGM Notes*

Committee members were asked to review the notes/list of issues from the AGM and feedback any comments and/or corrections to JM.

11. **Date of Next Meeting**

The next meeting will take place on the 23<sup>rd</sup> of November September at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair