



# World's End Residents' Association

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## Minutes of the WERA Committee Meeting held on Tuesday, 18<sup>th</sup> of January 2011 at 7pm in the WERA Clubroom, 16 Blantyre Street

<b>Present:</b>	Margaret Grayling (Chair) Robert Taylor (Treasurer) Marye Kenton Maggie Byrne Monica Boholst Nigel Palmer	Jules Montero (Secretary) Joanna McDermott Caroline Fairchild Paul Miller John Rendall
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<b>In Attendance:</b>	Alasdair Manson (RBK&C TMO) Janice Wray (RBK&C TMO) Amie Dascombe (RBK&C TMO) Sharon Duprey (RBK&C TMO) Police Sgt. Tim Otway
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<b>Apologies:</b>	John Park Patricia Fordyce	Kathrin Vowinkel Cllr. Maighread Simmonds
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	<b>Actions</b>
1. <b>Apologies</b>	The above apologies were accepted.
2. <b>Safer Neighbourhoods</b>	TO gave the meeting an update on his team's work and noted the following issues:  <b>Loitering</b> – TO described a number of issues/incidents in relation to youths congregating and loitering in the estate's communal areas, notably the tower stairwells. TO explained that his team were carrying regular patrols of the estate, particularly at weekends, in response. AD noted that the SNT had asked the TMO to assist them in identifying some of the youths that had been caught on CCTV and footage had been retrieved and examined as and when requested. TO noted that his team might be forced to "refocus" their activities as a result of forthcoming shift changes.  <b>Childrens' Home</b> – TO noted that an officer was visiting the home once a week.  <b>Youth Club</b> – TO noted that a number of issues that had arisen prior to the Christmas holidays appeared to have diminished significantly.  <b>Chelsea Academy</b> – TO explained that officers were on duty at end of school day and that a PCSO was visiting the school once a week. TO noted that the school was not yet at capacity. TO also noted that the school had been burgled shortly after the start of term.  <b>Nightclubs in Lots Road</b> – TO noted that these were causing a number of on-going issues in the area as they attracted hundreds of customers.  Committee members highlighted the following issues:  - The on-going presence of dogs in communal areas and gardens, often not on a leash and not under proper control of the dog owner. SD noted that she had received one complaint about such an incident but had not been able to identify the dog owner.

- An incident in which a giant "snowball" had been brought up in the lift of Whistler Tower and left on the fourth floor landing. It was noted that the incident had taken place before the Christmas holidays but had been reported to the TMO at the time. AD was asked to investigate whether CCTV footage of the incident was still available. AD agreed to ensure that the CCTV footage was examined the following day and would confirm whether or not the culprits could be identified before the end of the week.

AD

### 3. Minutes of the Previous Meeting

The minutes of the meeting held on the 23<sup>rd</sup> of November were approved as correct.

### 4. Matters Arising

#### ***Actions from Previous Meeting:***

*Item 2 – JM had delivered the card to the SNT office. TO confirmed having received it.*

*Item 4 – AM stated that a written response and quote had been sent to John Park. AM said he would forward the quote to JM/WERA.*

AM

*Item 5 – the meeting with Adrian Bowman had taken place (see Matters Arising below).*

*Item 5 – NP gave the meeting an update on his investigation into the asbestos content of the Artex ceilings and a discussion followed (see Matters Arising below).*

*Item 5 – Rubbish dumping. The incident in question had been dealt with.*

*Item 5 – Car parking outside Whistler Tower. It was noted that residents had reported that the car had continued to park in the area but had not noted the registration. CF noted that a bollard previously protected the area but that this had been removed. CF suggested that the bollard be reinstated. JM noted the suggestion for consideration by the ARB.*

JM

*Item 6 – JM had arranged the meeting with Thames Water. It had taken place on the 7<sup>th</sup> of December.*

*Item 6 – MG and JM had fed back the Committee's views on the proposed rent increase at the meeting of the TCC held on the 12<sup>th</sup> of January.*

*Item 6 – JM had sent off the formal complaint letter.*

*Item 10 – JM had notified all members of the date of the next meeting.*

### **Matters Arising**

#### **Artex/Asbestos**

NP stated that he had spoken to three asbestos removal contractors but that none of them were interested in carrying out a survey to determine the asbestos content of the Artex on the estate. NP noted that the cost of such surveys often ran into the thousands of pounds and suggested that the TMO consider carrying out such a survey of all possible sources of asbestos on the estate. JW noted that the TMO had carried out such surveys of the estate before and identified a number of asbestos sources within flats on the estate, notably the Artex ceilings, some types of floor tiles, and some bulkheads. JW noted that the information was not available in a form that could be easily provided to residents.

JW explained that there was a wide possible range for the asbestos content of the Artex ceilings. PM noted that Artex containing only 2% asbestos was generally considered "low risk" but that the Artex on the estate dated from the 1970s and was therefore likely to contain 4% asbestos and this was not considered "low risk". JW noted that the HSE had "declassified" Artex and this allowed normal tradesmen to carry out work to Artex-covered surfaces. JW explained that the TMO still insisted that only "asbestos qualified" contractors carried out work to any Artex-covered surfaces within TMO-managed properties.

CF noted that the workmen painting the Artex ceilings in one of the communal walkways (Dartrey Walk) had worn protective clothing. JW confirmed that the TMO had carried out remedial repairs to several areas of Artex within the communal areas following the items noted in the minutes of the last WERA Committee meeting.

JW emphasised that any Artex surfaces in good condition were not considered dangerous. EHJ noted that her neighbour's flat had never been redecorated and that the Artex within the flat was in very poor condition and likely to be realising fibres. After some discussion JW agreed that the TMO could gain entry to inspect the ceiling if it was felt necessary. NP noted that according to the contractors who attended his leak that a ceiling in such poor condition was considered dangerous.

NP emphasised the point that residents needed to be advised as to the potential dangers of the asbestos in the Artex. JW noted that new residents were advised of the presence of asbestos in the Artex ceilings. It was suggested that the TMO write a short, simple letter to residents. It was suggested that the letter concentrate on the Artex ceilings, which were most the most common source of asbestos on the estate. JW would provide the Committee with the last letter on the subject sent out in 2003 and take on board any comments from the Committee before sending out a new letter.

JW

#### *Fire Safety*

PM confirmed that a meeting with Adrian Bowman had taken place. It had been agreed at the meeting that the TMO would respond to the issues identified in the Fire Risk Assessment. JW gave some background on the TMO's work in this area since July 2009 and described how the Fire Risk Assessment reports had been provided to the Fire Brigade. NP noted the appalling condition of the fire door closers on many of fire doors in the tower landings; many of which were the direct result of poor quality repairs carried out by contractors who were clearly unaware of the fire safety requirements

### **5. Housing Management**

AD provided the meeting with a verbal update and noted the following:

#### *Senior Neighbourhood Officer*

AD introduced SD as the recently appointed temporary Senior Neighbourhood Office for World's End. AD noted that an advert for a permanent appointee has been placed in the Guardian and Inside Housing. AD hoped to have completed the interviews by mid-February and to have made an appointment by April.

AD

#### *Lighting*

AD noted that some outstanding lighting repairs had been dealt with. Following a recent email from JM, AD had also asked the repairs manager to identify why the repairs described in the repair had been delayed for so long and would report back to JM. MG noted that this was an on-going recurring issue. AD confirmed that the repair timescales for communal lighting was 5 days.

AM / AD

#### *ARB Works*

AD noted that JM had reported that the paving outside the Salvation Army Hall was uneven. AD stated that she had been assured that the paving was only temporary. MG stated that she did not believe it was safe for those attending the Salvation Army Hall. AM/AD said they would inspect the paving and confirm that it was indeed safe.

AD

AD stated that the school had asked for the kerb to be lowered outside their "new" gate. Several Committee members noted that the school had not sought planning permission for the gate and queried whether or not they needed permission to drop the kerb. AD said she would check and noted that in the interim EDF were carrying out a repair to a junction box in the immediate vicinity of the gate.

#### *Parking*

AD stated that TG had suggested that parking bays be marked out along the length of Blantyre street. Several Committee members noted that they were awaiting the conclusions of a borough-wide parking review so that the known parking issues on the estate could be addressed. AD stated that a number of issues had been identified as a result of the parking review and that no further progress would be made until these were resolved. It was noted that several Committee members had previously made suggestions with regards to both parking in Blantyre Street and the residents' car park off Edith Yard. After some discussion it was suggested that AM should present some of his previous proposals to the TMO Board. AM agreed to keep WERA informed of any progress.

AM

#### *Youths with mopeds*

It was noted that youths with, and working on, mopeds had been spotted on the estate, in particular in

the void space next to the Blantyre Centre. TO confirmed that his team were aware of their activities.

#### *Concierge*

AM stated that he had received a suggestion from a resident that he wished the Committee to consider – whether the door entry system could be switched off during the caretaker's working hours so as to free them from having to man the system. AD explained that both residents and contractors would be asked to approach the Blantyre Centre rather than the Concierge office at all times. It was agreed the Committee would discuss the proposal. JMc noted that the security guard was still falling asleep at night. This had resulted in several "rowdy" incidents outside the Concierge Office.

All

#### *Repair Works*

AM stated that a number of tarmac repairs/resurfacing works would be carried out in Blantyre Street. EHJ suggested the TMO consider carrying out similar repairs to the tarmacked surfaces below Blantyre Tower/Blantyre Walk.

#### *Estate Inspections*

SD stated that estate inspections would be carried out during the weeks commencing the 7<sup>th</sup> and 14<sup>th</sup> of February. Notices would be put up on the estate notice boards. JR queried whether they would look at the various "illegal structures" on the estate during the inspection. SD noted that the planning department were investigating these structures and they were being dealt with.

#### *Mr. X*

CF asked whether AM and AD were aware that some of Mr. X's property had been removed from the garden outside his flat. JMc recounted the events that had transpired. AM stated that he would ask Dominic Davies to provide an account of what transpired and would respond within the week.

AM / DD

### **6. Meetings Attended**

Thames Water had held a public consultation meeting with regards to the Thames Tideway tunnel and the proposed use of Cremorne Gardens during the tunnel's construction on the 7<sup>th</sup> of December in the WERA clubroom.

JM had attended a meeting of RA reps held in the north of the borough on the 10<sup>th</sup> of January.

MG and JM had attended the TCC meeting held at the Town Hall on the 12<sup>th</sup> of January.

### **7. Upcoming Meetings**

The World's End ARB will be holding its next meeting on the evening of the 22<sup>nd</sup> of February at 6.30pm in the WERA Clubroom.

### **8. Any Other Business**

There was no other business.

### **9. Date of Next Meeting**

The next Committee meeting will take place on the evening of Tuesday, 15<sup>th</sup> of February, at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair