



World's End Residents' Association

16 Blantyre Street
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Minutes of the WERA Committee Meeting held on Tuesday, 15th of February 2011 at 7pm in the WERA Clubroom, 16 Blantyre Street

Present:

Margaret Grayling (Chair)	Jules Montero (Secretary)
John Rendall	Marye Kenton
Joanna McDermott	Caroline Fairchild
Eryl Humphrey Jones	Maggie Byrne
Paul Miller	Patricia Fordyce
Barbara Ofori-Boateng	Kathrin Vowinckel
Nigel Palmer	

In Attendance:

Cllr. Maighread Condon-Simmonds
Police Sgt. Tim Otway
Sharon Duprey (RBK&C TMO)
David Ward (RBK&C TMO)

Apologies:

Robert Taylor (Treasurer)
Monica Boholst
John Park
Cllr. Gerard Hargreaves
Amie Dascombe (RBK&C TMO)

1. Apologies

The above apologies were accepted.

2. Safer Neighbourhoods

Sgt. Otway provided the meeting with the following updates:

Nightclubs and Loitering – TO noted that his team had been quite busy the last couple of weeks dealing with issues arising from the nightclubs in the area. When working overnight and not dealing with dealing with the nightclubs his team would often deal with youths loitering on the stairwells and other communal areas of the estate.

Arrests – A resident was arrested for threatening the Concierge and likely to be charged with a public order offense. A completely unrelated arrest was made in Lots Road in relation to “threats to kill”.

Disabled badge holders – TO said he expected his team to take part in clamp down on illicit disabled badge holders. JR noted the nationwide clampdown on illicit disabled parking badges. MG queried whether someone could have multiple cars on the same permit. It was noted that this was permitted.

Bomb in Cremorne Gardens – TO reported that someone had reported a “bomb” on the Cremorne gardens/wharf foreshore. TO noted that the item in question did look like a bomb but actually turned out to be a bit of pipe when investigated by the Police.

Damage to Dartrey Tower main entrance and stairwell doors – TO confirmed that a single incident had been reported to the Police on the 14th of February and that he had received some CCTV footage from the TMO. EHJ and JM noted that **two** separate incidents had been reported to the TMO on the 31st of January. Several Committee members queried which of the two incidents had been reported to the Police. After some discussion it was concluded that only the incident involving the stairwell entrance door had been reported. The incident involving the main block entrance door, which had suffered

Actions

significantly more damage, had not yet been reported to the Police.

TO explained that the landlord, or the landlord's agent (i.e. the TMO) was required to report any incidents to the Police. The Police had received reports from residents in the past, but required a report from the Council/TMO to proceed with an investigation. **All reports of vandalism or anti-social behaviour must come from the landlord or the landlord's agent (i.e. the TMO).** TO emphasised that any incidents should be reported to the Police immediately. The meeting agreed that a delay of two weeks between an incident occurring and a report being made to the Police was ridiculous.

PM questioned whether the PCSOs proactively investigated acts of vandalism on the estate. It was noted that as the communal areas of the estate were effectively private property the landlord or their agent (i.e. the TMO) was required to report any incidents to the Police. **It was repeatedly noted that the TMO was NOT reporting incidents to the Police as a matter of course or in a timely fashion.**

DW made a note of the fact that incidents should be reported to the Police immediately. The Police would then determine how the incident should be investigated.

SD /
DW

It was also noted that reported crime levels were used to allocate Police budgets so it was important that all crimes should be reported so that resources could be allocated more appropriately both to the Ward and within the Ward.

BOB described the process she followed when her own front door had been damaged by vandalism.

DW noted that there were improvements in the manner in which Housing Management recorded and acted on reports of vandalism planned for the near future.

Bikes – EHJ asked whether anyone was checking the bikes illicitly parked on the embankment-side gardens below Blantyre Tower. TO stated that he believed that Wings were patrolling the area but members suggested otherwise. MG asked that the TMO instruct Wings to check the area.

SD

Pigeons – it was noted that a resident living in a flat overlooking the Piazza was feeding pigeons. TO suggested that the TMO pay the resident a home visit. Cllr. Condon-Simmonds noted that it was extremely difficult to take action against those feeding pigeons.

3. Minutes of Previous Meeting

The minutes of the meeting held on the 18th of January were approved as correct.

4. Matters Arising

Actions from Previous Meeting

Item 2 – “Giant snowball” incident – it was noted that confirmation of whether the original incident had been caught on CCTV was still pending.

SD

Item 4 – Flashpoint – AM and AD had eventually send JP a quote which he had subsequently forwarded to JM. JP requested that the matter be included in the agenda of the next meeting

JM / JP

Item 4 – Cars parking outside Whistler Tower – JM will submit a proposal for a bollard at the ARB.

JM

Item 4 – Asbestos letter – JW had supplied a copy of the asbestos letter from 2003. JM had subsequently suggested a number of changes for inclusion in a new letter in line with the discussion at the last meeting. JW had agreed to respond to JM with an updated draft letter.

Item 5 – Lighting – the priority for lighting outages/repairs was confirmed as 5 working days. AD had confirmed that relevant orders had been raised and dealt with within target timescales for the repairs JM had reported. DW noted that he was awaiting a report from Keith Fifield with regards to the contractor's ongoing performance.

Item 5 – ARB works – AD had confirmed that the paving outside the Salvation Army was safe.

Item 5 – ARB works – AD had confirmed that the school hadn't asked for the pavement to be dropped.

Item 5 – Parking – AM had yet to report back on the parking issues and suggestions. JR stated that he had written to AM after the meeting, but had received no response.

Item 5 – Mr. X – DW stated that he had been asked not to discuss these issues at the meeting and referred to response sent to Mr. X on the 9th February. It was noted that this had yet to be received by Mr. X. A lengthy discussion ensued. CF provided SD with a written request from Mr. X allowing CF and JMc to discuss these issues with the TMO on his behalf. SD then agreed to discuss the various issues with CF and JMc outside the meeting.

5. Housing Management

SD and DW gave the meeting the following updates:

Census 2011 – SD noted that the Census questionnaires were to be sent out shortly and that Census operatives would be calling on residents shortly. SD also noted that the Census team wished to hold one of more completion events in the WERA Clubroom. JM confirmed that the Census team had been in touch and that they were in the process of agreeing suitable dates and times.

Estate inspections – inspection had been carried out on the 8th, 9th and 15th of February and a further inspection of the walkways was due on the 16th. SD noted that following the inspection she would be writing to all residents asking them to keep the lobby areas outside their flats clear of rubbish. BOB asked for clarification as to what residents were permitted to do in their landings/lobbies. SD stated that she felt that as long as the area was kept clear residents were allowed to “enhance” their landings within reason. EHJ noted that some residents were keeping trolleys on their landings (e.g. 17th floor, Blantyre Tower) and that these were a fire hazard.

Illegal balcony structures – SD stated that 3 tenanted properties with illicit balcony constructions had been identified and SD would be serving notice on these tenants shortly. DW stated that 2 leaseholders had also been identified and written to and that 1 case in Blantyre Tower the case had been referred to the Council’s legal and planning departments. DW suggested possible enforcement of covenants in relation to “trespass” and “unauthorised modifications”. DW noted also issues in relation to permission granted (or not) and building control. DW noted that some of the structures might have acquired planning permission due to the time that had elapsed since their original construction. NP emphasised the need for the TMO needed to act on newly built structures as soon as they were reported. Several members noted that there were clearly more than 5 properties on the estate with illicit structures. DW asked WERA to provide a list of possible properties. Cllr. Condon-Simmonds noted that the Council often had access to photographic records to prove whether structures had been in place for as long as claimed.

Window Repair – MG noted a repair in Chelsea Reach Tower where a window had been replaced and the replacement window was of the incorrect colour. SD said she would investigate. It was noted that the repair was in breach of the planning permission granted when the estate’s windows were replaced.

Update: the TMO has subsequently suggested at the World’s End ARB that the new window will be stained to match the existing. MG and JM have pointed out that the estate’s windows are anodised, not stained, and that this will not provide an acceptable colour match. MG and JM have suggested that the TMO contact the manufacturer – Velfac – for a suitable replacement.

Communal Re-decs – DW had discussed the various issues raised by JM and EHJ with the project manager (Ayo Sobowale) and retrieved relevant documents from archive storage. DW offered to forward these to JM by the middle of following week (23rd of February). JM agreed.

DW

6. Other Urgent Items

Door Entry

After a lengthy discussion the proposal presented to the previous meeting by Alasdair Manson – that the estate’s door entry system be switched off whilst the estate caretakers are on duty – was agreed. JM was asked to inform Alasdair Manson accordingly.

JM

Fire Safety

There was a lengthy discussion in relation to the TMO’s ongoing failure to deal with fire safety related issues on the estate. Cllr. Condon-Simmonds stated that she would pursue the issue at the TMO Board. NP suggested that WERA should write to the TMO’s solicitors noting that they would be held liable should anyone die on the estate as a result of a fire where previously highlighted issues (such as the inadequate fire doors) had played a part. Some members suggested approaching the press.

7. **Meetings Attended**

JM, PF, JR and CF had attended a resident's meeting held at the Town Hall on the 7th of February.

8. **Upcoming Meetings**

World's End ARB – in the WERA Clubroom on the evening of the 22nd of February.

The following works were suggested: (1) the installation of motorbike hoops outside the “pen” on Blantyre Street; (2) the installation of a bollard outside the entrance to Whistler Tower; (3) to paint the stairs in Whistler Tower and Greaves Tower, which had been noted as being in a particularly poor state during a recent estate walkabout. MG and JM would take these to the ARB.

MG / JM

Residents Conference – at the Town Hall on the 25th of February.

9. **Any Other Business**

NP noted a single yellow line running across Blantyre Street (from one side of the street to the other) on the Council's side of the barrier gate and queried what purpose it might serve.

10. **Date of Next Meeting**

The next meeting is scheduled to take place on the 15th of March at 7pm in the WERA Clubroom.

The meeting then closed

..... Chair