

World's End Residents' Association

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Minutes of the of the WERA Committee Meeting

Held on Tuesday 26th July 2012 at 7pm
In the WERA Clubroom, 16 Blantyre Street

Present: John Rendall, Patti Fordyce, Margaret Grayling, John Park,
Paul Miller, Caroline Fairchild, Marye Kenton,
Joanna McDermott, Maggie Byrne, Hilary Nassim, Nigel Palmer

In attendance: Martin Barr (TMO)
Maighread Condon-Simmonds, (Councillor)

Apologies for absence:

Kathrin Vowinckel,
Eryl Humphrey Jones,
Greg Hands MP,
Gerard Hargreaves(Councillor)
Sgt Tim Otway.

Minutes of the last meeting : The minutes of the last meeting were approved

Matters arising and Outstanding

1. CCTV:

JR and PM have met with the TMO and **Mark** Anderson(TMO) will report to next meeting as to why the CCTV system is not working as specified.

2. Digital TV:

JR and PM have met with the TMO and **Mark** Anderson(TMO) will report to the next meeting with a summary of the requirements of the digital TV contract and as to whether the contract conditions are being followed..

3. Lighting:

JR and PM have met with the TMO and **Mark** Anderson(TMO) will report to the next meeting with a summary of the requirements of the Lighting contract and as to whether the contract conditions are being followed..

4. Roof Gutters:

The day-to-day monitoring of the state of the roofs and guttering would be covered by the new maintenance contract including a 3 monthly cleaning regime. Concern/distress was expressed at the amount of rubbish including tampons, rubbish bags being thrown out of windows onto surrounding roofs, trees, and indeed into the nursery school playground. This disgusting anti social behaviour requires immediate action by the TMO housing management department.

NP reported that the TMO had offered £100 compensation for damage to his flat. This offer has been rejected as desultory and the matter has been placed in the hands of a solicitor.

5. Fire Doors:

After several requests - (see previous minutes) maintenance schedules are still awaited from the TMO.

After several requests - (see previous minutes) Fire Assessment Reports are still awaited from the TMO.

Previously agreed amendments to the Tenants Handbook with regards to the Fire Evacuation Strategy have not been actioned nor could the TMO inform the meeting as to when this would be in hand or who within the organisation is responsible for issuing the amended document.

The seriousness of this inaction was stressed, by those residents in attendance, in particular on behalf of those older and handicapped people living on our estate.

6. Anti Social Behaviour:

The noticeable increase in drinking/loutish behaviour particularly on the walkways continues. JR/PM in meetings with the TMO requested that the use of temporary 'covert' CCTV installations be installed in areas noted for ASB. Mark Anderson (TMO) is looking into this.

The incidences of drinking in and littering of the Piazza is not improving. Drinking in the piazza and particularly outside the Lisboa should be covered by local bylaw and Sgt Otway is to be asked to police this on his return from his Olympic duties.

DH (TMO) reported that the issue of people dancing on the roof of Blantyre Tower had been dealt with and that the people involved were 'visitors' If, in fact this was the case then it illustrated the concern that the security and access to the roof was unsatisfactory. DH (TMO) was to investigate the changing of the security locks to the roof and other restricted areas.

7.ARB Bid:

The bid for the improvements to the Flashpoint building was unsuccessful. The committee has to decide whether to pursue this issue.

8.Wings Parking:

Wings continue to issue parking fines to legitimate users of the underground parking area. They also have now started issuing threatening letters warning of court proceedings if fines are not paid. This is despite DH (TMO) assurance that the TMO parking operatives are dealing with the situation. PM requested that the WINGS contract be reviewed or terminated.

9.RIBA Drawing records.

JP reported success in retrieving many original drawings. However, JP believes that archive drawings still remain with the TMO and require retrieval.

10. WERA Muslim Community:

JR reported that £170 has been received for rent of the committee room. A fee for use during Friday meetings to be investigated.

A request for additional lockers has been turned down.

A separate metre for electricity/ gas is required for their meetings .MB agreed to look into this.

JR to issue copy of the draft letter re. the committee's recommendation the use of the old TMO rooms for comment

11. Meetings Attended:

Resident Engagement Panel at St Mary Abbots Hall. attended by (John Rendall and Margaret Grayling); Announcement re setting up RBKC Credit Union. Funded by RBK&C. Intention is to help tenants who are vulnerable to loan sharks.

Access Disability Meeting with Project Manager Paul Dunkerton and Lorna Cunningham on WEE. Inspection of works carried out - New handrails and nosing on steps. Explanation was given for the requirement for lower entry buttons on all entry doors.

Tenants Consultative Committee at Council Chamber Kensington Town Hall. (JR attended) Housing Strategy and Regeneration Manager, (Jane Trethewey), spoke about housing needs in the Borough and fact that there are 8, 467 people on the housing waiting list. 3 flats on WEE are to be refurbished under Hidden Homes programme.

The AGM of the Over 50s Club held on Friday 13 July. was attended by John Parks

John has circulated a comprehensive minute of the meeting together with the meetings agenda and voting forms. Any matters arising from these documents can be discussed at the next meeting of the WERA.

12. Planting/Piazza:

NP reported that the delay in responding to correspondence regarding the planting budget was due to the ongoing 'winding up' of the Friends of the Piazza committee and will be resolved shortly.

The water supply adjacent to the Police Station has been disconnected. There is, therefore, no readily available supply - hence the problem.

13. Rubbish Collection:

Following the ongoing e-mail correspondence about the lack of a satisfactory rubbish bin/skip collection DH (TMO) reported that the issue was being dealt with

as a matter of urgency. The rubbish to the rear of the Chemist Shop is being dealt with immediately.

MaggieB and PM looked through the pile of **** and reported that it consisted of items of 'fly tipping' from the immediate neighbourhood but sadly correspondence from residents was found and also many bags of waste/rotting vegetables.

It was reported that waste bins under Dartrey Tower was also being used for the disposal of discarded vegetables and meat trimmings.

It is normal that a commercial agreement is made with local shopkeepers for the disposal of waste. This was not evident with the Hal Hal Butchers.

14. Dogs:

NP/PM explained that the current Dog Control Order 2006 ensured that owners of dogs could be prosecuted if their dogs fouled the pavements, gardens, streets of the area and that dogs must be kept on a lead other than when in areas where this was allowed.

There is a proposed change to the current regulations in that the number of dogs in charge of one person to be no more than 2 dogs. This is to stop the incident of dog walking organisations in urban areas.

It is also the case that Noise Abatement legislation already covers the nuisance of dogs incessantly barking

NP/PM agreed that it would be preferable if all dogs on the estate be registered/vaccinated/'chipped'

It was also noted by NP that the number of 'dangerous' dogs had noticeably reduced.

15. TMO Housing Management.

Considerable concern was expressed at the lack of continuity of the management team and in particular the apparently insufficient time in handing over case histories/problems. The TMO evidently does not pass on existing problems/requests for resolution by their successors. This is nothing new but is still continuing. Recent changes only emphasis this.

The TMO is to respond to this claim - DH

Martin Barr was congratulated on the way he has served the community's interests and the committee expressed the hope that he would still be available for consultation as and when necessary.

It was also noted that whereas Diana and Mark Anderson were only representing us on a temporary basis we would prefer that their responsibilities for WEE was on a permanent basis.

It was also reported that the incidence of 'illegal letting' was estimated at 10% and that a TMO 'fraud' team was looking into this.

16. Leaseholder issues: Nothing reported.

17.AOB:

(i) Liaison Officer:

JP announced that owing to his imminent retirement he sadly would like to stand down as the WERA Liaison Member. Volunteers are required to carry out this role.

(ii) Cremorne Gardens/ Wharf:

JR reported that the Gardens are still protected in the latest amendment to the Thames Water project.

Planning permission for a change of use of the Wharf from light industrial to residential was welcomed by the committee.

(iii) Open City Day:

21st and 22nd September. Volunteers are required to show visitors around the estate.

(iv) Blantyre Tower:

48 new kitchen and bathroom suites are to be installed. MG questioned whether this was logical as other Towers have older installations.

18. Date of Next Meeting:

Tuesday 18th September at 7.00pm in the WERA clubroom.