

World's End Residents' Association

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Minutes of the of the WERA Committee Meeting

Held on Tuesday 15th January 2013 at 7pm
In the WERA Clubroom, 16 Blantyre Street

Present: John Rendall, Patti Fordyce, Margaret Grayling, John Park,
Paul Miller, Caroline Fairchild, Catherine Vowinckel,
Hilary Nassim, Marye Kenton, Dean Smith, Eryl Humphrey
Jones

In attendance: Lorraine Squire (TMO)
David Ward (TMO)
Diana Hodson(TMO)

Not in attendance: Sgt Tim Otway.

Apologies for absence:

Joanna McDermott
Maggie Byrne
Greg Hands MP,
Gerard Hargreaves(Councillor)
Monica?

Minutes of the last meeting:

The minutes were approved.

Matters arising and Outstanding

1. CCTV:

Mark Anderson has now left and the CCTV report is still outstanding.
DH(TMO) reported that there would be a meeting on 30th January, at 10 am in the
Blantyre office. Ricki, M&E Project Manager, will update WERA with CCTV work and get
our views on the proposals, potential camera positions etc. (Related work is being done
when lifts will be out of action for a few hours – posters will be posted in the towers
affected.)

A dedicated and trained member of the TMO site office staff was still to be
nominated to review CCTV recorded footage .

2. Digital TV:

CV reported that the requirements of the contracts are as *stated* in the contracts but that it was not know as to whether the requirements, as set out in the contracts, are being met.

There was no report from the (TMO) as to whether the contract conditions are being met. ○

3. Lighting:

CV reported that the requirements of the contracts are as *stated* in the contracts but that it was not know as to whether the requirements, as set out in the contracts, are being met.

There was no report from the (TMO) as to whether the contract conditions are being met. ○

4. Roof Gutters:

The (TMO) previously reported that remedial work is to be carried out to several roofs. Details are still awaited from the TMO management. ○

NP asked for copies of Maintenance Contracts

(TMO) reported that the maintenance contracts are the responsibility of Andy Marshall (TMO)

These included :-Lifts

Doors

Walkways

Roofs

The contracts do not require regular but quarterly inspections. Problems identified by the TMO should to be dealt with promptly. Update required from TMO. ○

5. Fire Doors:

EHJ expressed concern that the many of the Fire Door Closers were not operating correctly nor were located in the correct position.

PM stated that a report from Briton Door Closers was sent to the TMO on 27th September 2011 and other occasions has not been acknowledged. The report highlighted the diversity of closers being used and in many instances were the closers were not suitable for purpose.

DH(TMO) reported that an audit was being carried out on the closers. The report will be copied to the committee.

EHJ also expressed concern at the boarded up fire doors on the 14th floor of Greaves Tower despite previous complaints to the TMO.

Maintenance schedules are still awaited from LS (TMO) as promised despite being available from the(TMO) ○

6. Fire Risk Assessments:

DH (TMO) has issued the FRAss reports.

PM will review these reports and report to the next meeting.

7. Tenants Handbook:

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.

LS (TMO) reported that the new hand book had not been updated because the 'flexible tenancy' agreement had not been resolved.

LS (TMO) to update. ○

8. Anti Social Behaviour:

A request to the(TMO) for the use of temporary 'covert' CCTV installations to be installed in areas noted for ASB is still awaited. ○

Hopefully this will be dealt with at the CCTV meeting-see above

Concern was again expressed at the number of gangs hanging around the walkways/staircases smoking/taking drugs.

People are still congregating and drinking on the steps adjacent to the Halal Butchers

The committee expressed concern at the time taken to take any action.

It was agreed that a full list of TMO contact telephone numbers be drawn up and displayed on notice boards in all lift lobbies. ○

9. ARB(Area Review Board) Bid:

The failure of the 'Flashpoint' bid means that a sum of money is available for alternative improvements.

The following suggestions were proposed:-

(i) Paint floors of landings- still awaiting remedial proposals from supplier/contractor. to TMO

(ii) Paint ceilings of landings.

(iii) Changing thermostats to radiators. PM reported heating system operating is pressurised to 10bar. TMO engineers to advise.

All other suggestions are welcome.

10. Meetings Attended:-

This item was not discussed.

11. CPEG(Community & Police Engagement Group) .

An invite from the Mayor's Office for Police and Crime to help shape their Police and Crime Plan for the next four years:

The Kensington and Chelsea borough event is being held on the **31 January 2013 at 8pm at the Chelsea Town Hall, King's Road, Kensington and Chelsea, London, SW3 5EE.**

Members are urged to attend and propose the retention of the Local Station on WEEE.

12. Cavity Wall Insulation.

No survey has been issued nor were any members of the committee aware of such a survey having been carried out in the form requested despite statements to the contrary.

PM reported the following:-

I have had a preliminary look at the information sent to WERA re. InstaBead Cavity Wall Insulation. The brochures are of little use to us. However the

Agrément Certificate they attached states:-

Page 3: The products are for use in buildings up to and including 12 m in height. The products may also be used in buildings over 12 m in height where a height restriction waiver has been issued by the BBA. - no waiver is evident!

Page 4: Raked or recessed mortar joints should be avoided in high exposure areas. WEE has recessed mortar joints and there are high exposure conditions, particularly in the high rise blocks!

Page 5: The products will not allow water to cross the wall construction via the insulation. Water, which penetrates the outer leaf of the wall, will drain down the cavity face of the outer leaf. However there will no longer be a cavity!

Page 6: Should it for any reason become necessary, the products can be evacuated from the cavity

I simply do not believe this. The beads recommended are bonded together and are not free flowing.

Page 8:

Heat loss through uninsulated areas will not be reduced and they will also be subject to a slightly higher risk of condensation!

As explained at the meeting building construction particularly to existing buildings is not an exact science.

The drilling patterns illustrated are for low rise dwellings. There is no mention of high rise buildings.

The Agrément Certificate quotes many British Standards and Codes of Conduct. I will try to access these as soon as I can.

I might say that at this initial response to our request for information I am not very impressed - let's see what the survey shows.

Eryl Humphrey Jones asked the TMO, at a separate meeting attended by several members of the committee as to whether there was a legal obligation as to

taking up of the offer of the Cavity Wall Insulation or that it was compulsory. The answer was a definite no from the TMO!

13. Planting/Piazza

No report received from Nigel Palmer with regards to the outstanding balance of funds collected by the Friends of the Piazza Committee.
Gerard Hargreaves(Councillor) has agreed to help in resolving this item.

JR reported that Gilly of SMART had agreed to take over the maintenance of all the planters on the piazza starting next month.

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. ○

14. Rubbish Collection:

It was reported that waste bins under Dartrey Tower and the rubbish compound to the rear of the Chemists on Kings Road were still being used for the disposal of discarded vegetables and packaging from the Halal butchers.
The Council is monitoring the situation.

15. TMO Housing Management.

Lorraine Squire (TMO) has issued Residents Leaflet on 'how to behave' relating to the dumping of rubbish out of windows.

However the wording of the leaflet was questioned and was not considered to be sufficiently clear. DH will discuss this with Lorraine Squire (TMO)

Rubbish is still being thrown from windows. It was reported that cigarette stubs thrown from flats above had caused damage to floors in a resident's flat and could have caused a fire situation if not discovered earlier enough.

15. Leaseholder issues:

Clarification was requested regarding the confused messages coming from the TMO with regards to the integrity of the main entrance doors into flats.

DH reported that the FRAss. report did not indicate any problems but that she would check this when copies of the reports have been issued.

On behalf of EW. PM asked for a copy of the correct specification for the door.

DW(TMO) promised to do this ASAP. ○

16.AOB:

(i) Works in Car Park.

The contractor responsible for the upgrading of the kitchens in Blantyre Tower has been allocated a row of car parking spaces in the underground park for storage. TMO has informed owners of the spaces affected.

The contractor's management will be located in the Home Ownership Office.
TMO waiting for notice of commencement of works and method statement

(ii) Liaison Officer:

It was decided that there was no longer a need for a Liaison Officer.

(iii) Ventilation in Kitchens Bathrooms:

PM explained that the ventilation system relied on a central vertical ventilation system in the central risers pulling foul air from the kitchens and bathrooms into a 'dry' duct. This relied on the large fans located on the roof of each riser. It was reported that these fans were operating correctly but that regular checks should be made.

However the foul drainage system was also located in the risers but in separate 'wet' pipes. These pipes are liable to the build up of grease and other 'nasties' and foul air can occasionally pass by the u-bends to sanitary fittings. It was suggested at the meeting that a way of degreasing the central risers be investigated.

(iv) Committee/Community Room:-

The committee thanked MG for keeping the committee room clean and tidy and agreed that OCR would now be engaged to maintain standards.

DS informed the meeting that the Committee/Community room would no longer be required in the future for the period of Ramadan.

Several of the committee expressed concern that DS wished to continue Arabic Lessons, Friday Prayers and other religious meetings in the Committee/Community room. It was the understanding by others that the help given to the Muslim Community to help DS him to obtain the premises in the Blantyre Centre was for their own use. DS accepted the comments and agreed to respond to our concerns.

(v) Blantyre Centre

DS thanked the committee for their help in facilitating the Centre.
DS reported that the facility was being used by our residents and surrounding members of the local Muslim Community. Dean explained he wanted to include the wider Bengali and Arabic Community.

(vi) Electronic Signage. Cremorne Road

Members of the committee were asked to send objections to the extended planning application for the above .

16.Actions required before next meeting:- ○

17. Date of Next Meeting:

Tuesday 19th Feb 2013