

World's End Residents' Association

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Minutes of the of the WERA Committee Meeting

Held on Tuesday 19 February 2013 at 7pm
In the WERA Clubroom, 16 Blantyre Street

Present: Patti Fordyce, Margaret Grayling, Joanna McDermott
Paul Miller, Caroline Fairchild, Catherine Vowinckel,
Hilary Nassim, Marye Kenton, Sara Ourida .Monica Boholst
Sgt Tim Otway

In attendance: Lorraine Squire (TMO)
Maria Needham(TMO)
Maighread Condon-Simmonds, (Councillor)
Ricky Sams TMO CCTV consultant

Apologies for absence:

John Rendall
Catherine Vowinckel
Maggie Byrne
Greg Hands MP,
Gerard Hargreaves(Councillor)
Nigel Palmer

Minutes of the last meeting:

The minutes were approved.

Before discussing Matters Arising Sgt Tim Otway was asked to update the committee as to the latest news with reference to the local policing policy

Following the 31st January meeting at the Town Hall and in order to reduce costs and crime figures it has been decided to re-appraise the way policing is carried out in the Borough.

From the 31st May 2013 there will be more PCs but fewer Sgts and Inspectors. Bases have not been decided, as yet, but Tim stressed that he was pushing for the WEE base in the Piazza to be maintained and that he would be based there with more officers.

There had been 3no.drug raids on the estate and the culture of cannabis plants discovered.

There was continuing evidence of cannabis smoking on the staircases and walkways. Police, including 'night shifts', continue to patrol all areas. The 'Knife Bank' is to be removed on 21st Feb 2013.

Matters arising and Outstanding

1. CCTV:

See:-Brief notes taken at meeting held on 30 Jan 2013 to discuss the CCTV system installed at WEE. (Circulated previously)

Although drawings were not yet available showing the location of all cameras several members of the committee, together with Sgt. Otway had walked the site with Ricky Sams and agreed the location of cameras, in particular at the main entrance doors/ lift lobbies. Agreement of other locations in walkways, gardens etc. was ongoing.

Permission is required from the council to locate a camera on the Theatre Wall.

10 existing cameras were also being replaced.

The Concierge was being made aware of the location of all the cameras and how to identify them on their monitors.

Ricky was concerned at the 'quality' and location of some of the lobby lighting and whether this was affecting the quality of the CCTV footage. He will report on this later.

There is funding for Stage1 of the CCTV improvements. Phase2 funding is required from the next financial year budget.

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 known 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 had previously 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 that 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 that, in many instances, the closers were not suitable for purpose.

DH (TMO) had previously 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

PM again brought to the attention of the committee and the TMO the recent fatalities reported in the local media concerning High Rise buildings.

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:

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 have been 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. ○

A suggestion that the money is transferred to further improvement of lighting/security would have to be agreed by a minimum of 40 tenants.
All other suggestions were welcome.

10. Meetings Attended:-

A meeting with Ricky Sams - see notes above..
Patti went to the Kensington and Chelsea borough (Police) event held on the **31 January 2013** at 8pm at the Chelsea Town Hall

11. CPEG(Community & Police Engagement Group) .

See notes (above) taken from Sgt Otway

12. Cavity Wall Insulation.

No survey has been issued nor were any members of the committee aware of such a survey having being carried out in the form requested despite many 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 Agreement 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 Agreement 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.

No response has been received from the TMO despite the TMO's insistence that a decision is urgent. ○

13. Planting/Piazza

Nigel Palmer had previously reported that the Friends of the Piazza Committee was being wound up.

£200 had been paid to Donald ? The outstanding balance of funds is going to Smart.

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.

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.

Janice Rae is responsible for Health and Safety issues and further action is required.

16. 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. ○ ○

17.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 and 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 by the TMO.

(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.

Several of the committee expressed concern that DS wished to continue Arabic Lessons, Friday Prayers and other religious meetings in the Committee/Community room. DS accepted the comments and had agreed to respond to our concerns. In the absence of Dean, Sara stated that to allay concerns all members of the community would be welcome to attend a planned open day of the new Islamic centre.

A review of the booking procedures for the Committee/Community room is required for the next meeting.

(v) Blantyre Centre

Sara announced that an open day meeting is being planned to invite and show all residents of the community the new centre, on completion.

(vi) Electronic Signage. Cremorne Road

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

(vii) Banking Signatory.

Catherine Vowinckel had been previously confirmed as the WERA bank signatory.

(iix) Open House Day:-.22nd and 23rd September 2013

Volunteers required

Actions required before next meeting:- 

17. Date of Next Meeting:

Tuesday 19th March 2013