

World's End Residents' Association	
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Minutes of the of the WERA Committee Meeting

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

Present: John Rendall, Margaret Grayling,
Paul Miller, Caroline Fairchild,
Marye Kenton .Monica Boholst
Maggie Byrne

In attendance: Gerard Hargreaves(Councillor
Lorraine Squire (TMO) [Neighbourhood team Leader](#)
Maria Needham(TMO) [Head of Neighbourhood Management](#)
Maighread Condon-Simmonds, (Councillor)
Alistair Manson(TMO) [Ass. Director of Neighbourhood Management](#)
David Gibson(TMO) [Head of Capital Investment](#)
Paul Dunkentun(TMO) [Development Project Manager](#)
Wendy Stevenson(TMO) [Estate Services Team Leader](#)

Apologies for absence:

Patti Fordyce
Catherine Vowinckel
Joanna McDermott
Eryl Humphrey Jones
Greg Hands MP,

Nigel Palmer
Sgt Tim Otway

Minutes of the last meeting:

The minutes were approved.

Matters arising and Outstanding

1. CCTV:

Phase I of the agreed improvements to the CCTV system has commenced starting with the lifts and lift lobbies in Dartrey Tower and is ongoing. An update of Phase II is awaited from the TMO's consultant. Permission is required from the council to locate a camera on the Theatre Wall. TMO to action.

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:

Maria Needham has reported that 6 monthly checks are carried out and that any defects reported are repairs instructed under a 5 days work order.

The TMO recognises that there are areas for improvement and that the TMO's M&E department are speaking to the Contractors and asking for remedial action to be made.

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:-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. ○ ○ ○

Maria Needham has reported that the Lift and Central Plant Contract is currently going through a Tendering Process.

5. Fire Doors:

EHJ had previously 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. ○ ○ ○ ○

EJH 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.

Red/Amber actions required were not included with the 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 and that an Enquiry was currently being heard on the Lakanal House tragedy in Southwark.

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 proposal that the money is transferred to further improvement of lighting/security.

Alistair Manson did not believe that approval would be required from a minimum of 50 tenancies as previously reported.

10. Meetings Attended:-

Margaret Grayling attended the 'Big Local' meeting which was discussing the Lottery Funding.

Ongoing meetings are being called in the Primary School and the Theatre.

Margaret stressed the importance of members to attend these meetings.

The allocation of the monies will take time and will be spent in tranches over the next 10 years.

11. CPEG(Community & Police Engagement Group) .

No further report

12. Cavity Wall Insulation.

PM has agreed to meet with Carol McGarry (CM):- TMO Interim Project Manager, Assets and Regeneration to discuss all of the outstanding items related to this issue.

An independent consultant from the Building Research Establishment(BRE) will be in attendance.

The meeting will be held on 23rd March. Any other members of the committee wishing to attend to contact PM.

13. Planting/Piazza

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

Gerard Hargreaves(Councillor) has agreed to meet with John Rendall and Nigel to resolve the issue.

Meanwhile Smart are replanting the planters.

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 rubbish is still being thrown from windows

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

16. Leaseholder issues:

Concern was expressed at the disproportionate rise in the Building Insurance charge

Alistair explained that the insurance quote was obtained by the Borough and not the TMO and was a 'done deal'.

It was agreed that further consultation was required with Leaseholders in WEE and other Resident Associations.

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) Ventilation in Kitchens and Bathrooms:

Foul smells were still being reported in various towers.

PM again 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 ○

(ii) Committee/Community Room:-

The (OCS) cleansing department was to be engaged to keep the committee room clean and tidy and to maintain standards.

Alistair Manson(AM) agreed to organise a 'strip and polish' or the improvement of the floors with other materials.

It was reported that the 'under 5's'club was subletting the room to other groups.

AM reported that there is a review being carried out by the TMO as to the use and management of all clubrooms in their control and, hopefully, common sense would prevail.

AM agreed that consultation would be made with the WERA Committee as to the future rules.

Prior to this consultation a review of the booking procedures for the Committee/Community room is required for the next meeting.

Owing to her work commitments Caroline has reluctantly resigned from being responsible for the booking of the Committee Room

(Post Meeting)- Payments were approved for Margaret Grayling (cleaning materials) and Caroline Fairchild (cleaning bill re-imburement)

(iii) Blantyre Centre

No report

(iv) Electronic Signage. Cremorne Road

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

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

Volunteers required

(vi) Boris Bikes:-

Planning Application for 35 stands on the Piazza has been made.

Objections are required before the 15th April.

WERA is only allowed one objection.

Individual objections are required.

A majority of the committee agreed to object.

(vii) 'Hidden Homes Blantyre :-

Planning approval was given 12th Feb.

Contractors are Sunderland Construction.

Drawings/consultation will be explained at a 'drop in surgery' on 21st March between 16,00-20,00 hours.

The TMO confirmed that all 'Lifetime' housing standards had been met including 'disabled access standards'

An immediate concern was expressed at the relocation of the internal bathrooms to the external wall and the travel distance between the kitchens and the dining area.

It was reported that the TMO would issue a news letter to all residents.

Noise restrictions will be enforced between 10,00 to 16,00hours

It was suggested that material storage could use a similar location to that in the underground car park.

(viii) City Living :- It was agreed that the committee apply for a City Living Grant to sponsor an exhibition of 'Young Artists on WEE' to be housed in the Theatre.

Actions required before next meeting:- ○

17. Date of Next Meeting:

Tuesday 30th April 2013