

World's End Residents' Association



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Notes of a Meeting of the WERA Committee held on Tuesday 23rd July 2013 at 7pm in the WERA Clubroom, 16 Blantyre Street

1. **Present:** John Rendall (Chairman),
Patti Fordyce (Secretary),
Margaret Grayling (Treasurer),
Marye Kenton,
Maggie Byrne,
Hilary Nassim
Paul Miller
Maria Needham
Olivia Hutchinson

2. **Apologies for absence**
Joanna McDermott
Cllr. Hargreaves
Caroline Fairchild
Wendy Stevenson
Sgt. Tim Otway
Monica

3. **Safer Neighbourhoods** In the absence of TO, there was no report on this item.

4. **Minutes of last meeting:** The minutes were approved

5. **Matters arising/Outstanding Items:**
 - **Tenants' handbook** This was scheduled to be launched at the tenants' conference in September. Residents' associations would have an opportunity to see and comment on a draft before publication. It was noted that Residents' Engagement would have responsibility for this.

- **CCTV**

It was reported that Silk and Macman? have been engaged to review the coverage of the CCTV footage in the event of reported incidents and to copy the footage back to the TMO for action.

Alex Bosman now responsible for CCTV contracts

The committee agreed that the ARB funding £15,000 be allocated to further improving cctv footage.

PM offered to liase with Alex.

- **Tenants' handbook** PM agreed to review the latest handbook and discuss any implications with MG. A copy of the handbook was to be given to CF for any further comment.

- **Management Signage:** Following the recent changes in the management team an updated list of management contacts be posted on all lobby signboards.

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- **Parking update** Thrib ? that the increase in footfall was only 3 cars. and that it was their intention to encourage neighbourhood residents to use the underground car park. There would be a different rent for non WEE residents. Clarification is needed.

- **Hidden homes** The project was proceeding according to plan.

- **Cavity wall insulation** No survey or recommendations have been received from the BRE. ie. nothing has been done on our behalf.
MN to contact Dave Gibson for an update

- **Estate inspection** It was noted that an updated estate inspection schedule would be circulated on WS's return.

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- **Fire Integrity** PM reported that he had asked B. Stokes the TMO Fire Consultant for a copy of the letter which he said was available from the Chelsea Fire Brigade confirming their acceptance of his findings were satisfactory despite some remaining doubts about the 'fit for purpose' of the Fire Door closers.

- **Alexander Passage barrier gate** It was noted that this had now been repaired. It was further noted that the nursery had been less than diligent in keeping the gate locked.

- **Windows** It was reported by NP that the windows in flats were subject to a 15 year warranty.

4. **Housing Management (MN)**

- It was reported that WS would be off work until the end of June; MN would be responsible for estate services in the interim.

- It was reported that the next ARB meeting would take place on Wednesday, 20th June.
- A report had been received of rubbish being dumped next to the fire exit in the Greaves Tower stairwell.
- The question of barbecues on the estate was raised by JM. MN asked to be kept informed of any breach of the prohibition on their use.

6. Heating

- It was reported that, in future, a mechanism for consulting WERA about the continued use of the heating system in unseasonably cold weather would be put in place.
- It was noted that, in the past, WERA used to be consulted before the heating was turned off. It was reported that the freephone number had been inundated during the recent cold weather.
- It was noted that tenancy/leasehold agreements make reference to a 'heating season'; it was noted that this could potentially be challenged at a tribunal. It was agreed that there was a need for compromise on dates/temperature/feedback.
- The intention to consult on guidelines relating to temperature/dates was confirmed.
- It was noted that further investigation of the use/placement of thermostats was needed.

7 Newsletter (MN)

- A draft of the proposed newsletter was circulated for comment and it was agreed there had been a great improvement..
- It was suggested that mention of the following facilities on the estate would be helpful:
 - Chelsea Youth Club
 - Chelsea Theatre
 - Community Centre
 - Chelsea Muslim Community

8. Boris bikes (JR)

- It was reported that JR and PF had met with representatives of the Boris Bike scheme on the piazza. While they were prepared to take back a request for a reduction in the number of bikes from 32 to 22 spaces, they were quite unprepared to consider any other location for the docking station. When questioned about the lack of consultation, they claimed that TfL only had a duty to consult the local authority; they insisted that neither the MP nor any of the three ward councillors had raised any objection at the initial consultation stage.

JR disputed this

9. Richard's leaving present

- A 'thank you' of £110 was handed over to Richard by Caoline on behalf of WEE.

10 Cremorne Hoardings

- Permission has been given for one more hoarding despite objections
- Hoarding sizes cannot be increased.
- Lights have to be 'dimmed' at 10.00pm

11. Meetings attended

- MG had attended a meeting in Chelsea Theatre re. the City Living grant; a proposal for an art project had been put forward and it was suggested that a grant of £2900 could be applied for for this purpose.
- It was intended that an exhibition promoting young people would include five local artists from the estate; this was being co-ordinated by Michelle from the Community Centre.
- A letter would be circulated to the estate to find artists.
- JR reported on a scheme to cover the pillar in the piazza with a mosaic to be designed by children from the primary school.
- It was noted that little was known about the progress of decisions regarding the use of the Big Lottery grant.

12. Councillors' report (MC-S)

- MC-S had met the manager and housing officer of Notting Hill Housing regarding scheme that had been proposed for the installation of a bicycle rack in Omega passage; MC-S assured the meeting that planning permission would not be granted for such a proposal.
- It was reported that NHH had cancelled the third weekly rubbish collection from Omega House; this would account for the rubbish continually overflowing from the bins.
- It was possible that the church cupboards had been leased to NHH.
- It was reported that an audit of the number of knife bins across the borough had been undertaken; all of these bins were due to be removed.
- It was reported that the lights had been on in the piazza all day because of a fault due to water ingress.
- It was noted that stonework on the ellipse is in need of mending.
- It was noted that there is a dead tree on the piazza.
- It was noted that the street lights in Alexander Passage were to be repaired and the drain cleared.

13 Illegal Structures

PM reported that together with MG he had made a comprehensive photographic survey of illegal structures on the Estate and these will be copied to MN to help the TMO with their survey

14. Date of next meeting Tuesday 17th September 2013 at 7 pm.