

World's End Residents' Association



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Notes of the WERA Committee Meeting held on Tuesday, 24th of June 2015 at 7pm in the WERA Clubroom, 16 Blantyre Street

1 In Attendance:

WERA – Margaret Grayling (Chair), John Rendall, Caroline Fairchild, Dean Smith, Barry McQueen, Ali Ahmed, Paul Miller, Maggie Byrne, Jules Montero.

Others – Yasmin Allam (TMO), Cllr. Adrian Berrill-Cox.

Apologies:

WERA – Kai Choudhry, Patti Fordyce, Nigel Palmer, Joanna McDermott, Eryl Humphrey Jones.

Others – Angelique Noble (TMO), Cllr. Gerard Hargreaves, Cllr. Maighread Simmonds.

2 Issues/actions from previous meetings:

1. SG to deal with the issues he had noted (as above). **Update required.**
2. MG and JM to respond to the request for the use of the Clubroom for a children's class. **Ongoing.**
3. PM to submit a written request to the TMO for various contract details/specifications and relevant SLAs (Daniel Wood had previously offered to deal with such a request). **Update below.**
4. NP to start assembling a WERA sub-group to help organise the estate's 40th anniversary celebrations/events. **Update below.**
5. Alex Bosman to keep the Committee informed as to the progress of the proposed remedial works to the estate's lifts and on whether any of the works could be brought forward. **Update below.**
6. Alex Bosman to advise the Committee of when the TMO expected to switch off the estate's communal heating. **Update below.**
7. Alex Bosman to advise when the sample repair to a section of Triflex in one of the estate's communal walkways had been completed and could be inspected. **Update below.**
8. Alex Bosman to check on the status of the repair to the Clubroom floor. **Update below.**

3 Key points of discussion:

1. The minutes of the last meeting of the 12th of May 2015 were approved as correct.
2. YA briefed the meeting on the email update from Alex Bosman (full text attached).
3. YA reported that the long-standing repair to the car park gate was due to be completed by the end of the week (27th June).
4. YA reported that Wendy Stevenson had returned to work and was now dealing with any outstanding estate issues/works.
5. YA reported that the refurbishment/conversion works to the Children's Home (part of the Council's "Hidden Homes" programme) were ongoing and currently scheduled for completion in October. JR noted the invitation from Lorna Cunningham to inspect the works.
6. YA stated that she believed that Angelique Noble was in the process of arranging a meeting to discuss the proposed estate anniversary celebrations with relevant Committee members.

7. PM requested a date by which the sample repair to the Triflex was expected to have been completed. MG requested a date by which the repair to the Clubroom floor was expected to have been completed. YA agreed to contact AB to obtain dates for both repairs.
8. MBy noted that whilst the heating in the estate had indeed been switched off she believed that the heating was still on within the sheltered housing scheme.
9. PM reported that he had asked Daniel Wood to nominate appropriate members of TMO staff to attend a meeting with the WERA sub-group but had not yet received a response. YA said she would ask DW for an update.
10. MG briefed the Committee on the RA's successful HRP bid. The bid had secured £40,000 to carry out the re-glazing/refurbishment of the large lift lobbies on the ground and first floors. MG noted that this was unlikely to cover the full cost of the works and the Committee was asked to approve the release of additional funds from the ARB. The use of ARB funds was agreed. It was noted that some additional funding might also be available from the monies received from Charter Construction.
11. CF queried the length of time 1 Chelsea Reach Tower had been empty/void and asked for confirmation that the works to the "pink house" opposite had not delayed its allocation. YA stated that she did not believe the works to the "pink house" or the use of the pavement in front of 1 Chelsea Reach Tower by Charter Construction had delayed its allocation but would check that was indeed the case. *Note: a subsequent email update from Simon Girling stated that 1 Chelsea Reach Tower had already been allocated to a new tenant and that whilst the tenant had not yet moved in to the property they were expected to do so shortly.*
12. It was noted that (irrespective of the update from AB/YA) the repairs to the car park gate had been significantly delayed. As a result the car park had lacked proper security since April and several incidents of ASB, including break-ins, had taken place. It was proposed that WERA contact all car park users with the intention of preparing a formal letter of complaint to the TMO seeking appropriate compensation for all affected residents. This was agreed. JR and JM would proceed to contact car park users.
13. An update on the RA's finances was tabled (as requested by BMcQ).
14. There was a discussion with regards to the recent booking of the WERA Clubroom for Ramadan. The Committee were asked to note the guidance provided by the TMO – that the RA was expected to allow groups that complied with the Clubroom's Conditions of Use to use the room. The use of the room had therefore been permitted. JM stated that of those Committee members who had expressed a view in response to his emails the majority had agreed to allow the room to be used – there had been 8 votes in favour of approving the request, 3 against, and 2 formal abstentions. It was noted that where Committee members are asked to express a view those who do not do so, for whatever reason, are considered to have abstained. MG noted that the TMO were in the process of drafting new Conditions of Use for all RA Clubrooms and that these were expected to allow the room to be used for Ramadan in future. The TMO were also expected to take a greater part in the management of all RA Clubrooms going forward.
15. A list of questions from BMcQ was tabled. The meeting went through and dealt with all of the questions one by one.
16. AA reported that Dr. Yeoh's window had recently been smashed by kids playing football on the Piazza. Luckily no-one had been in the dental practice's front-most surgery at the time.

4 Actions arising (in addition to pending items from section 2):

1. YA to obtain a date for the sample Triflex repair from AB.
2. YA to obtain a date for the repair to the Clubroom floor from AB.
3. YA to ask Daniel Wood for an update re: PM's email.
4. YA to obtain details on the amount of time 1 Chelsea Reach Tower had remained void.
5. JR/JM to contact all car park users.

5 Date of Next Meeting

The date of the next meeting has not been set.

Update from Alex Bosman (AB):

The following update was received by email on the 23rd of June:

Dear Jules,

Further to your email please see my updates below:

Alex Bosman to keep the Committee informed as to the progress of the proposed remedial works to the estate's lifts and on whether any of the planned works were to be brought forward.

The planned works are currently progressing with all cleaning down of lift shafts now completed. All necessary indicator panels across the estate have now been ordered and are programmed for instillation within the next two weeks. A formal program update will be available within two weeks.

Alex Bosman to advise the Committee of when the TMO expected to switch off the estate's communal heating.

Heating has now been switched off.

Alex Bosman to advise the Committee when the "sample" repair to a section of Triflex in one of the estate's communal walkways had been completed.

Inspection now completed with licensed Triflex installer and queries raised with Triflex to identify the exact system used and colour code to enable successful sample repair to be completed.

Alex Bosman to check on the status of the repair to the WERA Clubroom floor.

Clubroom floor inspected with contractor and agreed the current finish is not acceptable. These works are currently being re-programmed. In addition it has been agreed to install a motion detector on the urinal flush. This will mean the urinals only flush when the clubroom is in use and prevent possible future flooding when the clubroom is not in use and the urinal is blocked.

Please let me know if there are any further queries raised at this evenings meeting and I will forward the further information as it becomes available.

Kind regards,

Alex