

World's End Residents' Association

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Minutes of the of the WERA Committee Meeting

Held on Tuesday 4th January 2014 at 7pm
In the WERA Clubroom, 16 Blantyre Street

Present: Patti Fordyce, Margaret Grayling, Joanna McDermott
Paul Miller, Caroline Fairchild, ~~Catherine Vowincket~~,
Hilary Miller, Marye Kenton. *FIOMA CHURCHILL*
John Rendall, Maggie Byrne, Jules Montero

In attendance: Oliva Hutchinson(TMO)
~~Fiona Churchill~~
Sgt Tim Otway
Simon Greyling(TMO)
Mike?-police officer

Apologies for absence:

~~Catherine Vowincket~~
Eryl Humphrey Jones
Monica Boholst

Minutes of the last meeting:

The minutes were approved.

Matters arising and Outstanding

1. CCTV:

A fully comprehensive explanation of monitoring/ camera locations/reporting of incidents of ASB/Strategy and financing of Stage 2 improvements was still awaited from the TMO.

However it was reported and confirmed by Sgt Otway that the qualities of the cameras in the lifts were now satisfactory. It is essential that any reports of ASB to the TMO were given promptly with a location and an estimated time of incident.

PM had held meetings with Simon Girling(TMO) and the TMO would the committee at the next meeting.

2. Digital TV:

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.

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

PM had held meetings with Simon Girling(TMO) and the TMO would update the committee at the next meeting.

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:

The updated Tenants Handbook has been issued and comments made to the TMO.

8. Anti Social Behaviour:

Sgt Otway reported that the crime rate in our area was 'pretty' good and improving'

Officers were now working on different shifts and working until later.

3 warrants relating to drug dealing have been issued in the area.

A police minibus with 4/5 police officers are now popping down to WEE on a regular basis.

Any evidence of misdemeanour must be specific-time/ location and current to allow the police to deal with any problems.

The TMO rep. confirmed that action could be taken to issue exclusion orders or downgrade tenancies or ultimately evict tenants.

16 to 19 year old children had to be reported to their parents and warnings issued.

Mike? Reaffirmed that the entrance lobby system was essential to control access to the flats and that it would not be appropriate to compartment the walkways.

It was agreed that when appropriate the 'shutters' be taken down from the police base in the Piazza and should be an 'open house' operation.

Sgt Otway requested that he be invited to any meetings that would help the police to monitor any misdemeanours.

The 'Knife Bin' still requires moving from outside the COOP Store. A different location is being sought.

Fly tipping is still occurring in Edith's Yard. The Council has been contacted to clear area on a regular basis.

15. Planting/Piazza

Not discussed

16. Community Room:

Concern was expressed at the lack of understanding and responsibilities of the committee to agree lettings. The TMO was asked for guidance.
An up-to-date list of users and contributions made is required.
A new phone line and printer is required.

17. Cremorne Hoardings:

Hours and intensity of Hoardings have been reduced thanks to our local councillors.

18. TMO Housing Management.

Lorraine Squire (TMO) has issued Residents Leaflet on 'how to behave' relating to the dumping of rubbish out of windows.
Rubbish is still being thrown from windows including beds/sinks. There is a danger of serious injury to our residents
The MO also explained that sub-letting or abandonment of flats could be dealt with in similar ways as those detailed in ASB section above
Any suspicion of such behaviour should be reported to the TMO.
The TMO is to update the committee with the latest Housing Management Report following changes being made from 1st Jan 2014.

19. Leaseholder issues:

Other than the issue re heating/hot water (see earlier minutes) nothing was reported.

17.AOB:

(i) Chairman

~~On the retirement of John Rendall due to overseas commitments. Margaret Grayling has resumed her position as Chair and Jules Montero has been co-opted as a member of the WERA committee- see previous interim meeting minutes 29th Oct 2013~~

(ii) Chelsea Theatre

Kim Taylor Smith(Theatre Chair) reported that a significant donation has been made to the Theatre by Eva Rousing which enables a radical refurbishment of the Theatre.

Initial thoughts are to open up the front of the Theatre entrance/elevation, improve catering/external seating/roof terraces etc.

KTS stated that any changes to the building would be sympathetic to the vision/deign of Eric Lyons.