

World's End Residents' Association	

Minutes of the of the WERA Committee Meeting

Held on Tuesday 1st April 2014 at 7pm

In the WERA Clubroom, 16 Blantyre Street

Present: Committee Members.

Margaret Grayling, Paul Miller, Caroline Fairchild, Hilary Miller, Joanna McDermott, Marye Kenton, Jules Montero, Monica Boholst, Maggie Byrne.

In attendance:

Olivia Hutchinson (TMO) Simon Girling(TMO) Wendy Stevenson (TMO),
Alex Bosman(TMO)
Sgt Tim Otway.
Cllr. Maighread Condon-Simmonds
Cllr Gerard Hargreaves.

Apologies for absence:

John Rendall, Eryl Humphrey Jones, Dean Smith, Patti Fordyce, Cathrin Vowinckel.

Minutes of the last meeting: The minutes were approved.

Matters arising and Outstanding

- 1. CCTV:** see items on Outstanding Items list attached
- 2. Digital TV:** see items on Outstanding Items list attached

JM believes that 2 aerials have been damaged.
- 3. Lighting:** see items on Outstanding Items list attached

Alex (TMO) reported that the current contract with RGE has come to an end.
A short term agreement has been made for repairs with with RMA.

Lights are still being left on during daylight hours.

The committee requested a refund for the residents for the overspend on unnecessary expenditure.

4. Roof Repairs: see items on Outstanding Items list attached

The (TMO) previously reported that remedial work is to be carried out to several roofs. The contractor has suggested options for site set-up either in the resident's garage, or on grass (Grass to be replaced on completion)

It is expected that work will commence June/July 2014.

5. Fire Strategy, Fire Doors:-see items on Outstanding Items list attached

Cllr. G Hargreaves and PM confirmed that in a meeting with the Chelsea Fire Brigade that the current strategy was satisfactory on the condition that an ongoing maintenance regime on fire doors/closers was established and all doors should be safe and secure.

A fire in Whistler Tower was caused by a discarded cigarette. CCTV evidence to be checked.

PM suggested that on the publication of the:-

Coroner's Report under Rule 43 of the Coroner's Rules 1984

As a result of the Lakanal House fire. A meeting should be requested with the Chelsea Fire Brigade

EJH has previously expressed concern at the boarded up fire doors on the 14th floor of Greaves Tower despite previous complaints to the TMO.

6. Fire Risk Assessments:-see items on Outstanding Items list attached

7. Tenants Handbook: see items on Outstanding Items list attached

8. Anti-social Behaviour: see items on Outstanding Items list attached

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.

9. ARB (Area Review Board) Bid:-

Proposals are required for the bid for the Year 2014/15

9(a). HRP (Housing Regeneration) Bid:-see items on Outstanding Items list attached

The TMO has obtained quotations for the provision of glazing in the lift lobbies. This was in the sum of approx. £150,000 whereas a resident had obtained a quotation for approx. £47,000.

At the meeting the TMO committed to provide tender specification/quotation documentation by the end of the following week.

10. Meetings Attended:-

JM, PF, MG attended a meeting with the roofing contractor.

11. CPEG (Community & Police Engagement Group).

St Otway reported that the Lucan Place police station was to close and be sold.

A new location in the Chelsea Town Hall was being investigated.

The police budget was down by 20% although police recruitment was still going ahead to facilitate later evening and weekend cover.

Olivia agreed to go on occasional patrols with the police on the WEE.

Special action has been taken against cyclists running red lights and riding on pavements

Crime in Cremorne is down by 21%

12. Cavity Wall Insulation. see items on Outstanding Items list attached

It was reported that no action has been taken with regard to this item

13. Planting/Piazza

Cllr. GH confirmed that the damaged trees are being replaced and that the concrete pillar is being retiled. A £10,000 competition is being proposed.

14. Rubbish Collection: see items on Outstanding Items list attached

It was reported that the rubbish compound to the rear of the Chemists on Kings Road were still being used by non-residents.

The Council is monitoring the situation.

15. TMO Housing Management. see items on Outstanding Items list attached

Rubbish is still being thrown from windows.

'Patch change' being made. Jasmine Allen taking over day to day repairs.

Estate Services Assistant leaving. It was reported that the ESA makes quarterly inspections but does not publish reports. The committee required copies of these reports.

4 Jobs being advertised.

15. Leaseholder issues:

This item was not discussed.

16.AOB:

(i) Kitchen/ Bathroom Refurbishment.

The work is virtually finished.

The problem with the new shower heads/ bath taps has been recognised and alternative fittings have been sourced.

WERA has informed the residents of the options for changing fittings.

(iii) Ventilation in Kitchens Bathrooms: see items on Outstanding Items list attached

Complaints are still being received about noxious odours in internal bathrooms.

(iv) Committee/Community Room:- see items on Outstanding Items list

The floor of the room is rotten/bouncing.

There is a rat infestation of the room.

(iv) Lifts:-

The TMO reported that a new lift contractor has been engaged starting at the end of January 2014. The contractor will be responsible for repairs and maintenance on a monthly service period!

(iv) Kew Garden Bid:-

Council to provide funds for preparation, supply of wild flowers and fruit trees from existing stock.

Three areas have been designated. Residents will be asked for opinions and invited to participate.

17. Date of Next Meeting: 13th of May, 7pm, WERA Clubroom.