



General Meeting 4th April 2019

Information Pack

This Pack will be available on our Website to all residents who are not able to attend.

www.lancwest.com

Agenda

• Welcome and Minutes Silence	Abbas -	5 mins
• Meeting Guidelines – Code of Conduct and Behaviour in Meeting	Susan -	5 mins
• Questions Board and How it Will Work	David Ward	5 mins
• Information Packs - Vision for future meeting	David Ward	
• RA updates, Newsletter, Website	Abbas	15 mins
• LWE Engagement Day – Your Priorities and RA Action Plan	Abbas	15 mins
• W11 NHTM– Maintenance , Refurbishment, Grenfell walk, Block reps, recruitment	James	10 mins
• NHS Support - Environmental Checks – FAQs	Abbas	10 mins
• New Space – How you can use and how can it support you	Abbas	5 mins
• Lease holders	David O’Connell	5 mins
• Constitution	David Ward	15 mins
• Questions Board		10 mins
		Total 1hr-30 mins

Appendices

- Finances
- Letters sent to Council & MHLGC from LWRA (key information)
- External Grenfell Tower research FAQs
- LWRA CONTACT DETAILS

Lancaster West Estate Residents' Association Code of Conduct Management Committee

Meeting Conduct:

- **Treat members with respect and be mindful of your words.**
- **Present yourself in a positive manner.**
- **Be respectful of other's ideas and positions. Try not to judge or assign blame.**
- **Refrain from making threats or rude comments. A zero tolerance policy will apply here.**
- **Be patient when listening to others speak and do not interrupt them.**
- **Talk one at a time, waiting to be recognised by the Chair. Raise your hand to draw the Chair's attention if necessary.**
- **No side conversations during meetings. Bring all concerns to the whole group.**
- **Stay on topic and follow the agenda that has been set out. Raise non-agenda items in Any Other Business.**
- **Follow the Chair's call for calm and order.**
- **Actively contribute towards improving the RA and participate in ongoing discussions.**



LWRA GM Gathering Information and Sharing Information Process

- **Questions Board and How it Will Work**
 - Before the start any GM resident will have the opportunity to write down any question or support they require from RA. All question and support will be addressed / discussed at the end of each meeting. The question board gives an opportunity for all to be involved even if they feel they can't speak in public and to support committee members answers or build next step.
- **Information Packs - Vision for Future Meeting**
 - On registration at future GMs, all households will be given a pack of information to help guide/support with understanding of meeting agenda and sharing information to help discussions within the meeting.
 - The information packs will be uploaded to LWRA website every Friday after GM to support residents who could not attend and be used as a reference guide www.lancwest.com

Chair's Update - Other Business

- **LWRA Website**
- **LWRA Newsletter**
- **Survey Companies**
- **Training for committee members**
- **Bomore road**
- **Grenfell Tower cover, Walkways garages - Bags in storage**
- **Grenfell Walk open**

Lancaster West Residents' Association Community engagement day 30th March 2019

Thank you to all the Residents that attended and participated making the Community Engagement Day a great success.

Over the course of the day:

- **Over 150 residents attended from the estate**
- **140 plates of food were served**
- **142 swimming vouchers were handed out**
- **187 votes for the priorities for the estate**
- **25 comments and suggestions**

What are your priorities for the estate?



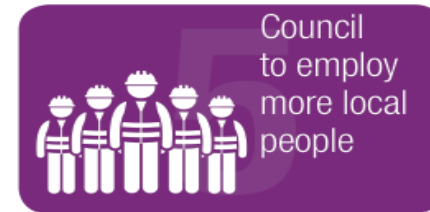
42



22



18



20



18



13



11



15



13



15

What do you want for Lancaster West Estate and the RA to work on?

W11 Neighbourhood Team

- Maintenance
- People leaving rubbish on floors and landings
- Focus on repairs – ongoing leaks TGH + TW
- Cleaning standards are poor
- Corridor + entrances need to improve
- All smoke alarms to be checked

LWRA

- LWRA website under used
- LWRA to start engaging better with more residents, as the last year was only small groups.
- Residents need to have better advisers and consultancy
- what happened to creating lease holder charter group and have members / board voted in?
- Residents need to not shout at meetings or they should be asked to leave.

Ideas

- Roof garden for Upper Clarendon Walk
- Days out to get away for stress
- More funding for respite

Services

- How are services set?
- Better waste recycling
- Parking plan for residents of our estate
- Explain why - Upper Talbot Walk did not get a rebate on council tax or housing, who else has this affected?
- Better refuse collection
- Apprenticeship for all new contracts
- Skills map for elders to them to share theirs and get paid for them

Refurbishment

- What happened to block reps plan? LWRA and councils promised regular meetings.
- When are ideas going to happen for the refurbishment?
- How much will lease holders have to pay for double glazing; if unable to pay, what are the options and how to payback on what period?

Safety & Security

- Placement of CCTV and plan for estate
- Anti social Behaviour

A Space for LWE Residents

Unit 22 - Baseline Studios Floor Plan with Furniture Layout

Design brief:

- A reception area for guest to wait without disturbing other users
- A conference room
- A meeting area with 12 chairs
- A TV for presentations.
- 6 desks
- An eating area near the kitchen



This space is for use by all LWE residents

- Community center
- Resources Centre
- Training Room
- Drop in program
- Workshops
- Meeting room
- Print material
- Use Web
- Computer access

Office and kitchen area



Meeting and reception area



James Caspell - Neighbourhood Director

- **Repairs - Electrical and hot water works**
- **Refurbishment - Engagement and costs**
- **ASB - Working with the police**
- **Local Lettings Plan Update**
- **Cycle storage**
- **Sports pen**
- **New homes standard**
- **Nottinghill Genesis**

Update: NHS services for those affected by the Grenfell Tower fire

Professor Stec research

We are aware of a paper being published by Professor Anna Stec on potential soil contaminants in the area around Grenfell Tower.

As findings emerge, we, like the community, will rely on advice from the Scientific Advisory Group to help us to continue to put in place the right services now and in the long term.

Local people and healthcare professionals may have concerns. We hope that the information included here is helpful.

Support in the NHS

The NHS is here to support the community - we do understand your concerns. If you are worried about your health or somebody else's health, we really encourage you to speak to your GP to get an enhanced health check to assess your current health and, if needed, your GP may refer you for more specialist help. Enhanced health checks are available for children and adults.

Situations like this can make people feel worse - increasing their anxiety or bringing on panic attacks, which can be experienced like physical pain. Talk to your GP or the Grenfell Health and Wellbeing Service if you are troubled by difficult feelings.

If you were affected by the fire, and are living in another borough, you can access these services. Please speak to your GP in the first instance. Contact details for each service are included here.

Enhanced health checks

If you are worried about your health, the NHS encourages you to speak to your GP and get an enhanced health check.

For adults, enhanced health checks include:

- _ Addressing concerns around breathing difficulties.
- _ Monitoring for, and effective management of, long term conditions, such as diabetes.
- _ Physical health checks (looking at weight gain, blood pressure and cholesterol).
- _ On-going mental health screening that will include screening for anxiety, depression, trauma responses and other emotional health difficulties.

For further information about enhanced health checks, speak to your GP, or contact our community service, Healthy Hearts at **020 3434 2500**.

For children, enhanced health checks include:

- _ Checking concerns around breathing.
- _ Emotional health screening.
- _ Weight monitoring and links to local weight management services.
- _ Focus on physical activity and exercise programmes within the community.

For further information about enhanced health checks for children, speak with your GP.

Coping with everyday life

Your GP

People affected by the fire can book longer GP appointments to give you more time to talk about everything. Tell your doctor if you have a cough or breathing problems or if you have other health problems like heart disease. They can send you to a specialist clinic at St Mary's Hospital for people with breathing problems.

You can also see a GP or nurse in the evening or at weekends if you live in Kensington and Chelsea, Queen's Park or Paddington or have a GP there.

Your GP's receptionist can book the appointment for you at:

- _ Violet Melchett Integrated Care Centre
- _ St Charles Centre for Health and Wellbeing Integrated Care Centre.

NHS 111

You can telephone 111 for advice if you need medical help quickly but it is not a 999 emergency.

Emotional wellbeing

The NHS can help if you, or someone you know, is feeling sad or cannot cope. Speak to your GP or the Grenfell Health and Wellbeing Service.

Grenfell Health and Wellbeing Service

This is a free and **confidential** service for children, adults and families affected by the Grenfell Tower fire. We know that people are experiencing a broad range of difficulties following the fire.

For some, it has triggered distressing thoughts, memories and nightmares. You may be struggling to sleep, feeling anxious, angry or low in mood. Some people are also finding it difficult to cope with persistent and traumatic feelings of grief, or adjusting to life and changes following the fire.

We offer tailored support to give you the help you want, at the pace you need it. You can telephone us on: **020 8637 6279**.

The children's arm of the service works closely with schools and families to support children and young people who are anxious or upset. We will find out what support your child needs and which service can help them.

If you or someone you know needs need urgent help

If you or someone you know need out of hours support because you're feeling anxious, upset or suicidal you can contact us 24 hours a day.

Telephone: **0800 0234 650**
Email: **cnw-tr.SPA@nhs.net**

The service is **confidential** and you **do not** have to give us your personal information. The person who answers the phone will make sure you get the right support from the right service. You can also call the **Samaritans** on **116 123**. This is a free, **confidential** 24 hour service.

Constitution

- **Current constitution was signed in September 2015 back when Lancaster West was under the management of the KCTMO.**
- **The constitution needs to be updated to reflect the changes to the estate since it was signed.**
- **We have begun to look at how the constitution can be amended by using the RBKC Template as a starting point.**
- **As the RA represent all residents on the estate, residents should have the opportunity to input to any changes that are made.**
- **One way to do this would be to hold resident workshops facilitated by an independent organisation such as TPAS to ensure the process is conducted fairly and impartially.**
- **Once a draft has created and approved by the RA committee it will then need to be checked by the lawyers.**
- **The draft constitution can then be presented to the residents at a General Meeting and put to a vote, where a two thirds majority shall be required for it to come into effect.**
- **Go to the About section of the www.lancwest.com website to view the current constitution and the RKBC template.**
- **If you want to get involved in shaping the next constitution please email info@lancwestra.com**

LWRA - FINANCE

- Since the last RA Current Account balance: £4311.95
- Included in the above sum £1,057.89 is for Lancaster West Rise Youth(Grant)

NEWMAN FRANCIS BILL SETTLED:

- Total £13,217.50 to end of December 2018

Approx. breakdown:

- Block Rep facilitation: £4,800
- AGM: £3,440
- Lease holder / Chair: £3,570
- Youth: £1,400
- This money was provided by RBKC for the specific purpose of the RA using NewmanFrancis to help/advise

AGENCY ADMIN SUPPORT TO DECEMBER 2018:

- Total paid: £2,131

OUTSTANDING ISSUES

- Money agreed by Curve (Ref:06/08/18) has not been transferred as yet
- LWRA T shirts (ref: 08/06/2018) No agreement has been reached as to money which the previous RA committee felt should be repaid by the supplier. Legal action was contemplated.

SETTLED

- The People's Health Trust agreed a grant of £20,000 in August 2018, awaiting confirmation.

Letter sent to MHLGC & Council on Walkways garages, Bags in storage

LWRA EMAIL TOO:

Dear Mat @ London Fire Brigade

As we spoke yesterday morning, the unfinished removal of the 60,000 bags stored in the garages has left the residents seriously concerned and anxious, particularly those on the walkways.

Can you please update us as to where you are in the removal process and provide us with a realistic idea of when this will be finished?

EMAIL RESPONSE

Hi Abbas,

Thanks for your email.

As you're aware, the material came from areas inside the Tower where there was high level of damage and the bags contain a mixture of lots of different types of material. It therefore would have been very difficult to reliably sample it to understand exactly what the bags contains. In the absence of specific information on the potential risk, we determined (in discussion with the HSE) the most appropriate option was to use the highest levels of precaution, which we are continuing to follow to protect both the staff on site and the local residents.

This means moving all of the bags carefully by hand, ensuring that when they are moved the bags are not damaged. Unfortunately the by-product of this is that it results in a lengthy process.

As the staff become more familiar with the process we have been able to double the number of containers being removing from site each week. Our original target date had been to have this activity complete before the second anniversary of the fire; I hope that a doubling of the container movements means we'll be able to come in ahead of that target date.

To provide reassurance we have commissioned air testing every day that bags are being moved within the site footprint, and these have remained satisfactory since we started the removal process. I'm currently working with the specialist contractor to develop a way that we can make this information available to you. All of the garages that we have used to store material are also being cleaned once the bags have been removed and tested for any residual risk. We will provide the current tenants of those garages (and RBKC) with a copy of the confirmation certificates once complete.

I understand that the target date may seem like a long time, but I'm sure you agree that we need to follows the precautions carefully. Hopefully that helps answer the questions you mentioned, but if you have any follow up points then please do let me know.

James – if it's helpful please feel free to include this in your communications to staff and residents.

LETTER SENT TO COUNCIL ON BOMORE DEVELOPMENT

Dear Kim and Elizabeth,

Thank you for meeting with us last week when you promised to keep an open mind on the lettings strategy for Bomore Road.

Since then, the alarming interim results from Professor Stec have yet again shaken the estate. We feel that this is yet another setback to our fragile recovery.

As the image from the Guardian shows, all of the Walkways, Treadgold, Verity Close and Bramley were in the radius where toxic soil and debris samples were taken. The same cannot be said for our friends on the World's End Estate, or elsewhere, however long they have waited on the waiting list.

You'll note the Bomore Road development is just outside of the toxic radius (in green). In this sense it could provide respite to residents in housing need who wish to stay in the area, but not live in the potentially toxic shadow of Grenfell.

Therefore this is not just about housing waiting lists, but about people having had to live - and continue to live - with potentially toxic soil and debris all around us, and the considerable anxiety that this is causing us.

We appreciate that the Bomore Road need to take into consideration the problems of mobility access but there are plenty of people on the Lancaster West who have mobility problems. Again we ask that they should have precedence.

As such we do ask that as much of Bomore Road as possible is let with a first refusal through the Local Lettings Plan to Lancaster West and Bramley House. As the Council recognises the emotional distress that this has all caused us even if the scientific and health implications are not likely to be clear for many months, or even years.

I have attached our previous communications

LETTER SENT TO COUNCIL ON ENVIRONMENTAL CHECKS AND ANNA STEC'S REPORT

Dear Elizabeth and Kim:

We, the Lancaster West Residents Association, are deeply concerned by the findings of Professor Anna Stec's report of cancerous and asthma causing contaminants in the soil and environment surrounding Grenfell Tower. Residents' continuous complaints of health problems (such as the infamous Grenfell cough) have been dismissed up until now.

The Royal Borough of Kensington & Chelsea Council is moving incredibly slowly, it has taken RBKC 21 months to appoint a specialist independent contractor to investigate the possible contamination of the air and soil. We need action now. They are taking chances with their residents' health.

Parents in the area are extremely concerned,. There are primary schools very close to the tower and the Kensington Aldridge Academy sits underneath. The KAA are being forced to think of relocation again due to the findings of Prof Stec's report. These children have just returned with the assurance that the area is safe.

We demand immediate response to the following questions:

- 1. Why were students and residents moved back into the area without the essential safety checks?**
- 2. Why has it taken 17 months before there was a proper investigation of the contamination?**
- 3. Why were residents, of Lancaster West and the surrounding area, told it was safe to eat locally grown food and vegetables if they were washed thoroughly, which now proves not to be true?**
- 4. What screenings will be put in place to ensure residents within the affected zones are monitored closely, and what date will this start?**
- 5. When will central government or the local council contact residents to inform them of the findings and what is their immediate plan of action?**
- 6. How will these findings affect the future of Lancaster west estate?**
- 7. Will the council leaders attend a Committee meeting to discuss the toxicology report and answer Committee questions?**
- 8. Can professor Stec attend a Committee meeting to go through her findings, discuss risks and recommendations?**

We ask for a concerted program of total decontamination of the soil around the tower and surrounding relevant areas. A long term health screening program both for the residents and those who work in the affected area.

External Grenfell Tower research FAQs

What are the potential health risks?

Based on our findings, we have concluded that there is an increased risk of a number of health problems to those in the local area, ranging from asthma to cancer. In order to be more specific, further analysis is required – however, there has clearly been environmental contamination and it requires further investigation.

Are there any conditions that local residents may be more susceptible to?

Based on our findings, we believe that there is an increased risk of cancer and respiratory problems to those in the local area. However, to establish the level of risk, further investigation is required.

Is there a particular method of contact that might pose more of a risk to those in the area than others (e.g. ingesting food grown in the area, children playing with soil, etc.)?

Within our analysis of soil samples, we found that dermal contact in particular – for example, when gardening or playing on the ground – would lead to a higher exposure to these chemicals. Inhalation of the chemicals found in the indoor samples that we collected could also be damaging to health.

How long are these chemicals likely to pose a risk?

The samples that we analysed were taken from complex environments, six months after the fire. Therefore, based on our findings, it is impossible to put a definite number on the length of time that these chemicals are likely to pose a risk, but it is clear they are persistent and stable within the environment.

Can substances in the soil interact with air?

The chemicals that we found in the soil are stable in this environment and will not interact with air.

What should the advice be to residents?

Long-term health screening for local residents is something that we've continually pushed for, and we would recommend that local residents take part in this once it is available. In the meantime, we would recommend visiting your GP if you have any concerns about your health.

What should the next steps be from governmental bodies?

The results of this study highlight a pressing need for an in-depth independent governmental study into the level of contamination in the area surrounding Grenfell Tower, as well as long-term health screening of the local population.

LWRA CONTACT DETAILS

Unit 22 - Baseline Studios, Whitchurch Road, London W11 4AT

Operating hours:

- **Monday** **0900 - 1700**
- **Wednesday** **1200 - 1700**

The RA can be reached via phone during those hours, at **020 7243 6805.**

Website **www.lancwest.com**

General **Info@lancwestra.com**

Arts & Youth projects **arts@lancwestra.com**

LWE Refurbishment **Refurb@lancwestra.com**

Upcoming events

- Grenfell Walk Community Art
- Date of Next GM