

25 Gresse Street Tenants' and Residents' Association

Committee Meeting Minutes 17 January 2012

Attendees: Gary Comenas (GC, Chair), Eddie Bloch (EB, Secretary), Angela Cooke (AC), Paul Stelb (PS, DMCI), Pamela Munro (PM)

Apologies: Ezra Benson (EZB)

Minutes:

No corrections to the minutes from the previous meeting.

1. Residents' Survey/Dates for next meetings

The results from the Residents' survey suggested a majority in favour of 3 monthly TRA meetings at the existing day & time of 6:30pm on a Wednesday. GC will present the full results at the upcoming TRA on February 22nd. Dates of future Committee meetings TBA.

2. Latest from Derwent

GC reported on a meeting he had over the New Year with Benjamin Lesser, the Derwent London project manager.

Derwent are planning to submit a new proposal in regard to the Central Cross project and will be coming to the next TRA meeting on February 22nd to do a presentation of the proposal. The following week they will hold an exhibition of the new plans in the studio space downstairs.

Derwent have agreed in principle to provide up to 10 car park spaces in the basement of 1 Stephen Street which will be made available to named permit holders during the construction phase or when the Gresse St. bays are taken out of use. It is anticipated that this would be from the summer 2012 for 12-15 months although this will be confirmed nearer the time.

3. CCTV

Camden have returned our original CCTV camera and Joe McCreedy's contractors attempted to gain entry to the roof but were unable to get access. Mary Phee has dropped off a key which should allow access and another attempt will be made.

4. Finances

Camden are still in the process of reviewing the previous TRA finances. The accounts will be returned when completed.

5. Caretaking & Cleaning

The trial period for the improved cleaning plan has come to an end. PM stated that the supplied caretaker's schedule was often supplied late and additionally, was difficult to match up with work actually carried out.

There was a difference of opinion among committee members on how high on residents' agenda the standard of cleaning was and whether the supplied caretaker's schedule could be put on the building's notice board.

PM will arrange another walkabout with Camden and building care representatives.

AC will liaise with PM and arrange an external consultant to assess what can be done to remove marks and improve the flooring on the lower floors.

6. Window cleaning

AC reported that the next block window cleaning will be in February. Any complaints about the work have to be reported within 5 days.

AC suggested that we request Lothbury and/or Derwent to clean the exterior of the block's windows periodically as they are generating a lot of dust etc.

7. Service charges and recharges

PM has been in touch with Camden's Home Ownership department for more detail on how service charges and recharges are worked out. They asked for a list of questions to be submitted to them.

PM will also liaise with this department to arrange a visit from an officer to discuss Resident's managing their own services.

8. Bicycle store

PM will have a proposal to present to the next TRA meeting.

9. Decorating

PM will get written permission from Camden to allow residents to paint public areas such as hallways etc.

10. DMC

PS stated that April was time for bids for funding from our DMC (Holborn). But to bear in mind that monies may be recharged to residents.

11. Planters

PS expressed concern that we may not be getting best decorative use and perhaps we should consider additional plantings in the four of them for summer flowering? Three are outside, one planter was previously moved to a bin-room. The committee felt that the scheduled work in that area by Derwent would probably remove them anyway and we can decide then if we want them replaced.

(Post-meeting clarifying note, if replacement/compensation becomes a possibility: The original cost several years ago may have been £2,000 + and a DMC grant could have been re-charged to tenants (leaseholders?). Awaiting confirmation by supplier's copy invoice and tenants' checking historical paperwork.)

12. Any other business

EB suggested putting copies of minutes in the lobby instead of posting them in every flat.

Next meetings planned:

February 22nd – TRA meeting @ I Stephen Street