

# 25 Gresse Street Tenants' and Residents' Association

## Committee Meeting Minutes 26 October 2011

Attendees: Gary Comenas (GC, Chair), Eddie Bloch (EB, Secretary), Ezra Benson (EZB, Treasurer DMC2), Paul Stelb (PS, DMC1), Pamela Munro (PM)

Apologies: Angela Cooke (AC)

### **Minutes:**

No corrections to the minutes from the previous meeting.

### **Finances:**

EZB reported that the new association a/c opened at Metro Bank is now open. He further reported that there was still difficulty with getting the previous group a/c at Santander changed to his name and is therefore unable to close the a/c and transfer the balance to our new a/c. Despite having the name and address changed in front of him, the a/c statements requested still went to the previous a/c treasurer. He is still trying to resolve this issue. If the difficulty in accessing our funds continues, we may have to contact the Banking Ombudsman.

GC noted that the a/c books from this previous a/c might not be available to display at the next TRA meeting as has been suggested, as Camden are still reviewing them.

### **Central Cross development:**

GC reported that Derwent plans on applying for additional planning permission for the exterior of 2 Stephen Street which is to incorporate the same exterior cladding planned for the rest of the Central Cross development.

### **DMC**

PS reported on the September 20th. DMC meeting. The main issues directly affecting Gresse St. are the Caretaking Review (postponed until replacement for the deceased J. Smith is in post) and the Government's proposed new Localism Bill. (Still being finalised, some key aspects; currently applied only to new tenancies, being no more tenancies for life, partner's death leading to cessation of a tenancy). Although a (Labour) Councillor publicly stated that Camden were preparing a view once the full details are known, probably Autumn 2011, and Camden has to state a Landlord Policy by April 2012, even if they disagree, he said he was against various aspects of the current proposed Bill.

The next DMC meeting will be on December 16th.

### **Newsletter**

PS reported that the Fitzrovia News wanted to reprint the 'Our Annie' feature from our last Newsletter. Though delighted with the original feature, Annie's family declined permission. PS also intends featuring an article by the Transport Police in the next issue regarding safety on the tube.

## **Cleaning/Caretaking:**

Firstly, the committee wanted to thank Angela for all her efforts in arranging to get our lobby and exterior 'eyesore' repainted as well as the Window inspections. Angela could not attend the meeting but sent the following report by e-mail.

### Report so far:

#### > Window cleaning

We are waiting for the manager of the window cleaning company to get back from holiday and return to redo some of the windows. He is away until 2 November 2011. Dilip has to OK it.

#### > Repairs to windows

I have asked Mary Phee to put a hold on reporting the window repairs the caretaker has identified. The reason I told Mary is that we (the committee) need to discuss the way forward. Also, if repairers fix a few windows each time they come, it would not be cost effective. I suggested that may be we could get a quote for all the repairs at once. I told Mary that the committee is willing to get hands on i.e. to oil the windows, fix screws and may be once we have sourced the black plastic pip pets, glue them into place.

PM reported that the jury is still out on the general cleaning, but there has been some improvement since the recent walkthrough and tasks had been agreed on.

- The floor list to be cleaned that week are being submitted to her
- The grooves at lift entrances are a little better but still need polish. (PM intends doing that herself)
- 1<sup>st</sup> floor better but still needs work near the bin room

They need to be given more time. They also say they are still experimenting with which are the best products to use.

## **Noise & Light issues**

GC reported that he had spoken to someone from the contractors Lothbury IM regarding the recent noise early one morning coming from 22 Rathbone Place. They explained satisfactorily that it was an unfortunate but necessary one off which they had the authority to do.

GC has also spoken to the manager of the Charlotte building regarding the light pollution coming all night from their upper floors. They are looking into possible solutions.

In regard to the bitter letters posted on the noticeboard in reaction to some of the issues above, the committee would like to reiterate that the appropriate way to be heard is to attend TRA meetings and apply to be on the committee if you wish.

## **Xmas tree**

EZB intends collecting door to door as usual for the annual lobby xmas tree. PM volunteered to accompany him. He expects the lights to be available from last year which will keep the cost down. GC requested that we try and keep the width of the tree down as it filled a little too much of the lobby last year.

## **AOB**

PM intends setting up a meeting with Camden Housing Services to discuss Service Charges.

GC asked how residents in wheelchairs would be able to escape fire by the stairwell if the lifts were not to be used during a fire. A list of vulnerable people in the building was considered an idea worth considering. EZB will contact the London Fire Brigade to arrange a site visit to review fire safety and emergency arrangements for the building.

GC reported that Saleh Kahn has requested some signage from the Highway department for the no through road section of Gresse Street.

**Next meetings planned:**

November 16 – TRA meeting @ 1 Stephen Street