

25 Gresse Street Tenants' and Residents' Association

Committee Meeting Minutes - 27 July 2011

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

Apologies: Victoria Peppard

AC mentioned that in the minutes of the first TRA (June 13th) she was not mentioned as being elected as a committee member.

Grants:

Start Up Grant: GC stated we are probably not eligible for this grant as we are a restart of an existing TRA

Revenue grants: GC to discuss with treasurer outside of the meeting to see if we can qualify for one.

Special Projects Grant: Project suggestions are welcomed.

DMC Grants: Applications for 2011/12 can be entered from September 2011. PS to ascertain from DMC chair when applications have to be in by.

PC + Printer: GC has applied for a laptop and printer which is available from Camden (but remains the council property).

Minutes/corrections procedure:

The procedure for the distribution and correction of meeting minutes was agreed as follows:

1. The draft minutes of all meetings (including the full TRA) would be distributed for comments to committee members only.
2. Once agreed, the finalized minutes will be distributed to all attendees and, in the case of a full TRA, all residents. The minutes will also be published on the TRA website.
3. Any comments/corrections then received will be brought up at the next meeting of its type.
4. An agenda item at meetings will be minutes from previous meeting to be formally agreed.

It was also agreed that these procedures will be published on the TRA website.

Newsletter:

A draft mock up of page 1 of the newsletter was passed around to favourable feedback. PS will distribute a draft of the copy to committee members. Any factual corrections or new articles to be received by the morning of 29th July.

Website/email:

The TRA email a/c (gressestreet@gmail.com) will be set to forward all emails received to EB. It will also send an automated response to the effect that it will be dealt with by a committee member within a week.

Treasurer's report:

EZB reported that he has applied to the Santander charity section to get the TRA a/c changed and is

awaiting the correct forms to apply for the following:

- a) become the signatory on the a/c
- b) the removal of the previous signatory
- c) the addition of a 2nd signatory

Expenses: GC to be reimbursed for printing costs of previous meeting's flyers and minutes. In future reasonable refreshments will be provided at all meetings out of the TRA funds.

CCTV:

GC has written to Guy Arnold and Lionel Mead (Camden) to chase up some of the points discussed with Carmen Jones at the last TRA meeting (July 13th). There has been no response yet. Our councillor Adam Harrison has also been looking into this issue. (GC has since suggested writing to our MP)

GC also mentioned that going through the correspondence of the previous incarnation of the TRA, makes him wonder if there were other reasons such as threats of recording the comings and goings of the cleaner which contributed to the council removing the previous system.

Derwent:

GC has received a verbal response from Rachel Puzey (Derwent Asset manager) and is awaiting written confirmation of the following:

1) Maintenance

Derwent agrees that they will be responsible for the maintenance of the new design, including a) the aluminium cladding b) the white(ish) wall to the left of the entry when leaving the building and c) the white canopy. But not the glass entrance door/doorway which they feel should be covered by Camden's insurance. GC felt this could be an issue as there was concern that leaseholders could be charged for repairs. GC has e-mailed Saleh Kahn for confirmation of Camden's policy in this regard.

2) Parking

Derwent promises to provide alternative parking within the Central Cross complex when the residents' parking bays are suspended during construction. The alternative spaces will have 24 hour access and Derwent promises to provide at least as many spaces as are currently available, including disabled spaces. People who use the spaces would have a resident's permit or disabled parking permit. Spaces will be available on a first come first served basis.

3) Works schedule: some underground work could begin in September 2011, but this should not effect residents at all. The rest of the work is due to begin in April 2012.

New building Designs:

GC agreed to canvass all residents about the buildings proposed new look, if he could get up to date pictures of the new designs. There would be asked to vote on separate sections (e.g. Wall cladding, Canopy, Entrance) with 3 options: 1. New look, 2. No change, 3. Update existing look

Venue:

It was agreed to continue future committee meetings at Café Russi and full TRA meetings at 1 Stephen Street as Café Russi has no wheelchair access.

Cleaning/Caretaking:

PM has arranged a walkthrough with Mary Phee and Dilip Shah on 8th August @ 3pm. Anyone who wants to attend is welcome. EZB said he would like to attend. PM will circulate a pro-forma to structure

the walkabout for comments later in the week.

AC noted that another block had appealed similar charges and won a reduction from £25 to £18 per unit.

George's proposal:

It was agreed to discuss George's proposal in more detail at the next committee meeting as time was running out at this meeting.

GC will ask Derwent London if they have or can nominate a Community Relations person we can deal with.

GO suggested publishing templates on the website for residents to use for issues which should be raised on their own without a committee involvement.

Next meetings planned:

17th August Committee meeting (Café Russi)