

## 25 Gresse Street Tenants' and Residents' Association Committee Meeting Minutes - 30 June 2011

Attendees: Gary Comenas (GC, Chair), Eddie Bloch (EBL, Secretary), Ezra Benson (EB, Treasurer), Paul Stelb (PS, DMC), Victoria Peppard (VP), George Onenas (GO), Pamela Munro (PM), Angela Cooke (AC) Joe McCready (JM, Derwent)

### Association name:

Names for the association were discussed, with the simple and most memorable *25 Gresse Street Tenants and Residents Association* decided on.

### Constitution:

The formal TRA constitution documents were completed by GC.  
JM stated that Camden have a fund for TRA's just starting up. Action: GC to enquire from council.

### Treasurers report:

EB reported that he has now taken over the TRA account which has a current balance of £1813.15. EB still has to get the name on the account changed from the previous treasurer. It was also agreed that EBL will become the second signatory on the account.

### DMC Report:

PS reported on the DMC meeting he attended at short notice on 22nd June. Detailed minutes will be published when received but briefly some of the key points:

The main purpose of the meeting was the elections for various posts followed by some detailed reporting on various projects. The overall Chairman, a leaseholder from Gordon Mansions, Peter Wright, was re-elected and did an excellent job in keeping the whole thing on-track.

Camden's budget should be finalised by end June 2011, this will influence everything that will happen in Fiscal Year 2011/2012 and a final overall housing strategy plan is due end September 2011.

There is a DMC budget of c.£34,000 for TRAs to pitch for funds to do projects. Unfortunately we are too late for this FY.

The major reforms being proposed by the current Government will not be addressed by Camden until these are known, probably this autumn/winter.

A major study on the use of caretakers is almost complete (due August), an interim Scope was presented.

Repairs and the management of same were being 'beefed-up' to be more accountable. One action point was an increased use of structural engineers who could be called out at short notice.

### Property development in the area:

The proposed developments of Central Cross and the Post Office sorting office in Rathbone place were discussed at length.

Central Cross:

Concern is still felt regarding the look, quality and sustainability of the proposed new metallic cladding to replace the existing marbling on 25 Gresse St. JM stated that the development will not start before September, as tenants lease does not end until then. More likely to be March/April 2012.

This development will be discussed again at the upcoming TRA on 13th July where there will be representation from Derwent.

Rathbone place (PO redevelopment):

This development is proposing to create an open square with pedestrian and vehicle access directly from Gresse St. to Eastcastle St. The concern is that this will cause a massive increase in traffic on Gresse St. as this could be a desirable route from TCR to Oxford St/Circus area.

Action:GC will invite the developers to give a presentation to the TRA.

### **CCTV/video entry:**

GC reported that residents were still angry about the removal without notice of the TV based CCTV system. A local councilor (Adam Harrison) has been requesting information from the council as to why the system was removed. So far the vague answer has been; people could/were recording the images which could contravene Data protection legislation.

A number of points were raised regarding this:

1. GC had researched the relevant legislation and it did not appear to apply to private individuals for their own security.
2. A standard video entry system with its own small screen would not be recordable and should therefore have no legal issues.
3. PS reported on a new social network which uses webcams to create an online neighbourhood watch called Jabbakam. Whilst we may not go down that route it seems to support the notion that there is no legal issue here.

Saleh Kahn (Camden Housing) will be at the next TRA meeting to with regard to this issue. GC suggested checking with the Fitzrovia TRA if they have any information regarding this issue.

The issue with point 2 would be the cost. It was felt that Camden would not pay for it. JM said Derwent might consider paying for the initial purchase and installation of a system but would not want to be responsible for the cost/responsibility of the ongoing maintenance. The committee will look into possible ways to address the maintenance.

### **Cleaning/caretaking/mobile patrol services:**

There was concerns raised about the cost being paid (£38k+)for a part time caretaker and the public areas not being cleaned regularly. It was also suggested that regular inspection walkabouts with Camden housing representatives should be re-instituted. Action: GC to request an SLA from Camden detailing the exact hours and work program for the caretaking services.

### **AOB:**

PS and GO agreed to attend the Fitzrovia Area Action Group(FAAP)

PS agreed to write a residents newsletter which would be produced in conjunction with EB.

PS suggested we consider an electronic noticeboard to replace/supplement the existing one.  
Action:PS will bring a more detailed proposal to the next meeting.

Previous complaints raised by residents about noise coming from restaurants in Hanway St/Rathbone Place filling their bins late at night have had limited success. It was suggested that a formal complaint from the TRA might have better results. GC to action

Next meetings planned:

13th July	TRA meeting
27th July	Committee meeting
17th August	Committee meeting