

Gresse Street Resident's Association (GSRA)

Thursday April 10th 2008

19.00 – 21.00

Minutes

1.0 Attendance

Chris Howard, Chair

Pamela Munro, Secretary

Residents

Ezra Benson

D. Adams

S. Twickenham

M. Reffo

E. Lhomoz

K. Burnet

M. Horrocks

A. Cooke

A. O'Neil

Camden Councillors

Penny Abraham

In attendance

Joe Mc Cready (Glebe)

2.0 Apologies

Patrick Bonner

Stephanie Watts

Dermott Mullen

Linda Wilmott

Joe Mc Donald

Danny Galagher

Colin Rothbart

Rebecca Hossack Councillor (Conservative)

Heather Temple

Desmond Sheckleton

Derick Beech (Vice Chair)

3.0 Minutes from last meeting agreed as correct

4.0 Matters arising

4.1 Financial report

The GSRA account has a credit balance of £934.17p. Total expenditure £307.14 on the Christmas tree and accessories [lights etc.] Replacement plants for forecourt planters.

4.2 Chairman's updates

4.3 Walk-around feedback

No feedback received from Patrick Bonner regarding the walkaround despite requests from Chair. Members of the GSRA had been unable to attend the walkabout due to short notice provided by Camden council. Provides further evidence of the failure of Camden Council and in particular Patrick Bonner, as Patch Manager to engage with the GSRA and provide an appropriate level of service.

Complaints about the standard of service provided by the Patch Manager, the on-going poor standard of caretaking and failure to address several outstanding issues are the matter of a stage 3 complaint to the council.

A meeting is to be arranged with the Chair and the Chief Executive of Camden Council in an attempt to resolve these issues. Date not yet confirmed.

4.4 Street parking restrictions & resident's parking

Street parking restrictions completed with double yellow lines as previously stated on corners of Gresse Street/Stephen Street. In addition there has been an increase in the number of Resident's Parking bays. Some bays have been temporarily allocated due to the works 16 – 19 Gresse Street. Signage changed, and repairs ongoing to lampposts on Stephen Street.

4.5 Fire inspection

This was completed in November 2007

4.6 Front door final repair statement

This still has not been received and final statement handed over, despite reminders to Bill Sheppey. This is delaying the respraying of the door which is now in poor decorative order and cannot be resprayed until handover has been passed to the District Housing Office.

Action: Now part of a Stage One complaint brought by Chair, GSRA

4.7 Capital works programme

Lifts due for replacement 2009 – 2010

4.8 Residents' project - bin rooms/painting communal areas

This work is continuing but more volunteers required to complete. Please see Chris if you are able to assist. Completed bin rooms now on 3rd, 4th, 7th floors. floors 1 and 5 part done.

4.9 Block security

4.9.1 CCTV camera now repaired and has a more powerful lens. A new camera has been installed by Glebe also, for the building's security, all data saved to hard disk so will be available for any security/vandalism/anti social behaviour issues.

4.9.2. Rear stairwell now has an alarm. Exit push bar to be fitted.

4.10 Planters

Planters have been re-planted with more hardy plants (New Zealand Flax/Phormiums) which also require less watering and hence eliminates the need to install an irrigation system.

5.0 Local issues

5.1 Demolition of 16-19 Gresse Street,

Number of complaints received from GSRA noted as 31 on newsletter mainly related to violation of 'considerate' builders code. Request will be submitted by GSRA to Balfour/Beatty for lighting in Evelyn Yard to be changed to blue to prevent drug users using it as an area to take drugs.

5.2 Fashion Academy,

Shutters installed on parking bays in Evelyn Yard which has helped reduce number of rough sleepers.

5.3 Glebe

Works due to commence to expand the frontage of the commercial premises on Tottenham Court Road which forms part of the Glebe property portfolio/estate. Unclear when planning permission granted as residents unable to recall any consultation. Works not due to commence until April 2009.

Action: Penny Abraham agreed to investigate

6.0 Condition of our building

Bricks still not replaced on the outer walls. This is the responsibility of Camden Council. Some bricks taken for storage by Glebe. EPS due to organise replacement of fascia bricks/external scaffolding. It has been one year since the bricks fell.

Action: Chris to follow-up

7.0 Leaseholders issues

None noted

8.0 Any other business

8.1. Performance of Patch Manager

Widespread frustration continues over the poor performance of the Council Officers, and in particular Patrick Bonner and Stephanie Watts and the failure to address long-standing issues regarding block cleaning, caretaking and general up keep of the block. General frustration over 'diamond shine solution' used to cover corridor floors. Penny Abrahams suggested making a formal complaint to Chris Naylor Executive Member for Housing.

Action: Chris to follow-up

8.2 Trees

GSRA has received permission from Glebe, to dig up the concrete surrounding the trees on the corner of Stepehn Street and underplant the trees to brighten up the area with the bench. Trees to be pruned to try to stop the precarious angle which is undermining the bench area pavement.

Action: Chris will organize for under-planting of trees

8.3 Flushing of building pipes

This work has not yet been undertaken despite several requests. Several residents have problems with drainage from sinks / toilets and also back- flow of waste.

Action: Penny Abraham will follow-up.

8.3 Moss on flat roof

Moss is beginning to grow on some parts of the flat roof which may impede drainage.

Action: Arrangements to be made for spraying via 'Agent Orange' (cleaning company)

8.4 Drainage pipes on flat roof

The external balcony drainage pipes on flat roof do not have mesh protectors and therefore are continually becoming blocked.

Action: CH to liase with PB and Joe Mc Cready from Glebe.

8.5 Recycling bins

Discussion regarding the location of the recycling bins on the corner of Stephen Street. Concerns expressed that they are unsightly and also rubbish is deposited on the ground by the bins. Agreed as a trial, following vote, to have these bins removed and residents to use recycling bin in the service area at the back of the block in Gresse Street. (Kind offer via Glebe)

9.0 Date of next meeting

It was agreed that since much of the current work of the GSRA relates to updates of on-going issues it is appropriate to hold next meeting in six months time rather than quarterly.

Date: Thursday 25th September 2008