

**Gresse Street Residents' Association(GSRA)**  
**Minutes of Meeting**

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**Date: February 22<sup>nd</sup> 2007**

**Time: 19.00 – 21.00**

**Location: Freemantle, Stephen Street**

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**In attendance**

C. Howard (Chair)  
D. Beech (Deputy Chair)  
P. Munro (Sec.)  
R. Ashton  
D. Mullan (Camden Council)  
M. Lundgren  
G. Comenas  
P. Abraham (Local Labour Councillor)  
A. Cooke  
D. Adams  
K. Burnet  
P.S. Dasgupta  
C. Kimmel

**Apologies**

S. Watts (Caretaker Supervisor)  
B. Sheppey (Capital Projects) – received after meeting  
J. Lipman  
R. Hossack  
S. Weiskawa  
M. Horrocks  
Joe Mc Donald  
Bjorn Bonnes

- 1. Minutes of meeting November 21<sup>st</sup> 2006 agreed as an accurate & correct record.**
- 2. Apologies noted**
- 3. Chairman's updates (*please read in conjunction with updates received from Patrick Bonner & summary by Dermont Mullan*)**
  - i. Street Parking Restrictions**  
Camden proposal received. Awaiting Westminster response
  - ii. Foyer seating**  
Ready at OMK to be installed – awaiting information on Capital Works before proceeding.
  - iii. Fire Inspection**  
CH agreed to organise but subsequently informed by Fire Brigade that should be arranged by Camden Council
  - iv. Handrails**  
Now part of a stage two complaint because the repairs are of an unsatisfactory standard. Awaiting response.
  - v. Lifts breakdowns**

Quality monitoring sheet information conflicts with data held by CH. Moreover unclear how Camden Council have derived statistics of 98% fully operational. Highlighted by residents that lift door sometimes held open by workman loading lift – this likely to contribute to breakdown. Meeting advised that there is a 40-hour call out for lift repair.

Action: CH agreed to put up notice to advise residents of above.

**vi. Lift replacement**

Awaiting details of capital works programme

**vii. Rubbish rooms – decoration and bike storage**

Work progressing well. Monies refunded from DMS for cost of decoration

**viii. Restriction Access**

No progress. Refer to attached documents

**ix. Financial Report**

Funds have a credit balance of £2722 and last withdrawal for the Christmas Tree

**4. Building Works for 16-19 Gresse Street**

**Planning permission to be resubmitted to Westminster Council, date of hearing 15<sup>th</sup> March 2007**

**5. Recycling Bins, awaiting updates from Ann Baker**

**6. Capital Works**

**7. Caretaking / Mice Infestation / Block Security**

Refer to update provided by PB & agreed actions by DM in attached documents.

There is continuing general frustration expressed with the poor quality of the service and lack of response by Camden Council in all these areas. Actions agreed had not been undertaken and in some instances PB had overturned agreed actions without consultation. CH read out updates provided by PB which were entirely unsatisfactory. Now part of a stage 1 complaint but CH raised concerns that the complaint response had been made by PB, who was also mentioned in the complaint. This is against Camden Council Policy and the complaint should be investigated by appropriate alternative official. Now progressed to stage 2 complaint.

**8. Any other business**

**i. Gas price increase**

CH informed meeting of receipt of letter regarding increase in gas charges as part of the service charges. However gas prices have dropped so why should there be an increase. Meeting advised that the prices set by Camden Council prior to recent fall in prices and refunds would occur at year end. Meeting advised that there was a period of underpaying a few years ago when gas prices increased after service charges set.

**ii. Flooding**

Major floods causing significant damage to flats from 9<sup>th</sup> to 1<sup>st</sup> floor caused by resident's on 9<sup>th</sup> floor and 7<sup>th</sup> floor leaving taps open when recent problem with water supply.

**iii. Royal Free Hospital**

The above is applying for Foundation status and local Camden residents have opportunity to comment and/or participate. Information will be left in foyer for interested parties.

**iv. Planning permission for restaurant**

Meeting reminded that planning permission still active for restaurant planned in OMK building. This was granted just prior to new zoning regulations. Penny Abrahams will check status.

**v. Litter bin**

Request for litter bin in lobby – agreed to await outcome of capital programme.

**9. Date & time of next meeting**

## **Attachment for Meeting Minutes Summary Received from Dermott Mullen**

### **Caretaking/Patch Management**

- Fire Safety Inspection - The dry risers and electrical intake cupboards are due their six monthly inspection;
- Residents would like a sign reminding that the lift doors should not be wedged open for deliveries etc as this causes breakdowns;
- Chair read letter stating that Patrick Bonner has asked Pat White regarding securing £1K from DMC budget to paint the bin chambers - when will this be carried out;
- Bins Chambers - should have restricted access only for the residents of each particular floor. Any chance of locks/fobs?
- Caretaker's duties: list read but appeared to be general dissatisfaction over standards - concerns over brushing and washing of stairs; lights not being checked; lampshades not being cleaned; walls, doors and skirtings not being cleaned and rubbish chutes not being maintained.
- Walkabout due on 1st March at 10.30am, last one in March 2006;
- A fob access was agreed for the ground floor stairwell access in March, which was never carried out and has now been cancelled. Was there a particular reason for this?
- Can a sign be placed outside the front of the block '*this is a residential block*' type of sign?
- Is there a cleaning schedule for the flat roofs as they do not appear to have been done for some considerable time? There is a 6 foot tree in one area.

### **Estate Management**

- Residents had understandable concerns regarding the recent/ongoing mice infestation. Injunction application being proceeded with in order to gain access to a property identified as being the source of the problem. DM will keep residents advised;
- Recent floods into some flats following a problem with the water supply, EO will visit the affected properties.

### **Capital Projects**

- Can the provision of seating in the foyer be included in any future plans?
- When will 25 Gresse Street be included in Capital Works, are there any dates provisionally pencilled in?
- When are the lifts due to be replaced?

### **Repairs**

- Handrails complaint has now gone to Stage 2;
- The Chair would like a list of dates when the lifts (H061 & H062) were out of order;
- Block security - recent power cut meant that the new main door security did not work at all and anyone could enter or leave. Should there be a back up emergency battery cover?

## Recycling

- Chair advises awaiting update from Ann Baker.

As I attended the meeting I don not mind giving any feedback that you would like to provide, otherwise you may write to the Chair of the Tenant's and Resident's Association, Mr Chris Howard at <mailto:chris.howard28@btinternet.com>.