

25 Gresse Street Tenants' and Residents' Association Meeting Minutes - 13 June 2011

Residents: Danny Gallagher, J. Groves, Gary Comenas, Victoria Peppard, Anthony Kovacs, George Oneas, Eddie Bloch, Stuart Wilsden, Marlena Reffo, Pamela Munro, Ezra Benson, Angie Cooke, Cliff Ritson, Paul Stelb, Ros Hubbard, John Howard, Fabio Santos. Non-residents: James Johnson (ORMS), Dilip Shah (Camden Estate Services Mgr.), Saleh Kahn (Holborn Housing District), Mary Phee (Caretaking Supervisor), Adam Harrison (local Labour councillor), Joe McCready (Derwent Building Mgr.), Rachel Puzey (Derwent London Asset Mgr.), Cauline Braithwaite (Camden Federation), Oliver Richards (ORMS)

The main items on the agenda of the meeting were the formation of a new Committee and a presentation by Derwent's architectural design company, ORMS, about changes to the design of the front of both our building (25 Gresse Street) and the adjacent building currently known as the Fremantle building at 1 Stephen Street.

Although it was originally intended to form the new Committee before the presentation by ORMS, the representative from Camden Federation (Cauline Braithwaite) had not yet arrived by 6:30 pm due to illness so we went ahead with the presentation before Committee elections.

The secretary of the previous Gresse St. Tenants' and Residents' Association, Pamela Munro, welcomed everyone to the meeting and introduced Oliver Richards, the director of ORMS, who are designing the new frontage of 25 Gresse Street and One Stephen Street.

Mr. Richards presented artist renditions of the new frontage and a bar chart of when the various stages of construction were due to take place.

The suggested changes to the front of 25 Gresse Street include the following:

- OR stated that it was currently planned to move the bin room's entrance to the left of the entrance door. However, the residents overwhelmingly disagreed as this would mean the exit would be obstructed when the bins were put out for collection. OR agreed to reconsider.
- The wall leading to what is currently the Fremantle building on Stephen Street is to be clad with a metal grill-like surface.
- The wall on the left as you exit 25 Gresse St. is to be rendered in a light-coloured (white or off-white) concrete surface. The general idea is to brighten up the entrance to our building.
- A light-coloured canopy will be constructed over the entrance.
- A new entry door will be installed – the design of which is yet to be decided. Tenants/leaseholders at the meeting stressed that the new door must be as secure as the electronic door we have at the moment which uses a fob

system and has remote control access for residents in wheelchairs. The electronic door has been essential for significantly reducing unwelcome entry, so we have to be careful that any talk of a new door maintains, if not enhances, this increased security.

- The possibility of having a video entry system was also raised and Mr. Richards took note of the suggestion and said that he would report back. Some tenants expressed their displeasure that the old video entry system had been changed and they were no longer able to view who was entering the building. Mr. McCready noted that the CCTV at the front of the building was still working and he could still access the images as needed for security purposes. (The loss of the old system will be taken up in more detail at the next meeting.)
- No major change is currently planned for the inside of our entrance other than painting and possibly lighting.
- The possibility of re-naming the building was raised as part of the "re-branding" process.
- It was noted that during the construction phase, all parking bays would be suspended, including residents' parking. However, Derwent plans to offer alternative residents' parking areas during this period – the details of which will become known at a future date. (We can revisit this topic at the next meeting.) Once all construction is complete, residents will have the same amount of parking spaces as now.
- The subject of noise during the construction phase was raised and Mr. Richards stated that every effort would be made to keep the noise down. He also advised that construction can be noisy and indicated on the Critical Path analysis bar chart when construction was due to take place - currently scheduled to start September 2011 subject to on-going discussions at Derwent. (A copy of the chart has been requested.)

At the end of the presentation by ORMS, they agreed to attend the next meeting and bring samples of the construction materials and an artist's rendition of the new front door. Pamela Munro mentioned she did not want 25 Gresse Street to be designed to a lower standard than the rest of the building project. Majority agreed.

By the end of the presentation, Cauline Braithwaite, the Camden Federation representative, had arrived. At 7:35 pm she introduced herself and apologized for her delayed arrival which was due to illness. She spoke for about 50 minutes regarding re-forming our Tenants and Residents Association (TRA) and handed out a sample constitution and application for CFTRA membership (Camden Federation of Tenants and Residents Associations). She explained that it was best to have a Committee which had a majority of tenants over leaseholders. The following positions were elected:

- Chairperson: Gary Comenas (nominated by Danny Gallagher, seconded by Eddie Bloch)

- Secretary: Eddie Bloch (nominated by Danny Gallagher, seconded by Roz Hubbard)
- Treasurer: Ezra Benson (nominated by Cliff Ridson, seconded by Angela Cooke)
- District Mgmt. Committee (DMC) Rep. 1: Paul Stelb (nominated by Gary Comenas, seconded by Danny Gallagher)
- District Mgmt. Committee (DMC) Rep. 2: Ezra Benson
- General Committee Members are: George Oneas, Pamela Munro, Anthony Kovak and Victoria Peppard.

After the election, our local Labour councillor, Adam Harrison, welcomed the new Committee and said that he looked forward to working with us.

Mary Phee introduced herself as the new Caretaking Supervisor (taking over from Stephanie Watts who has retired).

Cauline Braithwaite thanked the new Tenants' and Residents' Association and apologized again for her delay. We thanked her for attending and her assistance.

It was decided that rather than wait a full three months before the next meeting to hold a meeting of the new Committee in two weeks time (Thursday, June 30th), then a residents' general meeting on July 13th, both at Fremantle.

End of meeting.