

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

Date: Thursday 27th September 2007

Time: 19.00 – 21.00

Location: Freemantle, Stephen Street

1.0 In attendance

C. Howard (Chair) CH
D. Beech (Deputy Chair)
P. Munro (Sec.) (last 30 minutes)
E. Benson
F. Anderson
P. Stelb
D. Gallagher
L. Wilmott
P. Mccary?
D. Adams
J. Lipman
M. Lundgren
A. Thomson
P. Wakefell
P.S. Dasgupta
J. Mc Donald
G. Comenas
A. Eden
F. Anderson
J Wilks
D. Shekleton

2.0 Apologies

Penny Abrahams
Stephanie Watts (Caretaker)
Dermott Mullan (Area Housing Officer)
Heather Temple
Mark Render
M. Lewis
A. Vohringer
R. Ashton
Patrick Bonner PB

3.0 Previous minutes

Minutes of meeting February 22nd 2007 agreed as an accurate & correct record

4.0 Matters arising

4.1 Financial Report

There is a credit balance of £934.17 in account

4.2 Chairman's updates (see below)

4.3 Stage 3 complaint about the lack of changes to Gresse Street via the Camden Council works department was upheld. Works to commence on changes to lineage and street signs within the next month. Completion at end of October. Please see noticeboard for updates.

4.4 Street parking restrictions and contemplation by demolition company to apply for suspensions, has been strongly objected to.

4.5 Litter bin from OMK has been applied for through District Management Committee Funds, and been approved.

4.6 Planning permission for restaurant on top floor of OMK building had expired.

4.7 Fire inspection of our block. Coincidentally, or not, the whole of Camden council's properties are to be reviewed for communal safety/fire inspections over the next 6 weeks. Our building is included.

4.8 Front door final statement. We are still waiting for the final statement from Bill Sheppey for the leaseholders to determine if any rebates are due. Marek Wilenzski was meant to provide an update.

Action: CH to chase. (Stage one complaint lodged on 28th September against Bill Sheppey)

4.9 Front foyer/entrance area has been redecorated by the landlord of the building (Glebe). Works have momentarily stopped whilst Patrick Bonner obtains guarantees/ risk assessments from Glebe. Also, landlord to receive update from tree surgeon on trees situated on corner of Gresse St and Stephen Street, for pruning.

4.9.1 Front stairwell door to be installed within next 5 weeks. This door will be same design as front entrance door, with fob entry. Vote was made at meeting for colour choice. 18 in favour of 'white', motion passed. Also, rear stairwell door to be fitted with push bar escape device and alarmed.

4.9.2 Capital Works. No works planned for our building until 2012. This will include replacement of lifts.

4.10 Bin rooms painting/residents project. This is going very slowly due to lack of offers of support/volunteers. The painting will continue though, until all rooms are completed.

4.11 Block security. Changes made to lights on foyer and timer, to allow for evenings drawing in. New bulbs replaced, and timer set from 6pm until midnight. Sensor light adjusted too. (01/10/07)

5.0 Local issues.

5.1 Demolition of 16-19 Gresse Street.

Slight delay whilst Balfour Beatty await confirmation from Westminster City Council to continue. Section 106 notice to be given to them on Friday 29th September to continue with hard demolition.

5.2 Fashion Academy.

More students this year. Increased by 150 more. Meeting held with CH and Elaina Moriatue to consider impact on local residents, and request made to ask students not to congregate on our side of street/entrance.

5.3 Glebe is now the new landlord for the building. Replaces Prudential.

6.0 Condition of our building Discussions under way between Camden Council and Glebe re the replacement of the bricks to the exterior. It will probably fall on the responsibility of the Council's repairs team to carry out necessary repairs. **PB to follow up.**

7.0 Leaseholders issues If any leaseholder has an issue, it was made clear at the meeting that it falls outside my remit as Chair. Leaseholders are reminded to contact leaseholders services directly. (Home ownership services via Camden Council)

8.0 Any other business.

8.1 Communal drains It was noted by many residents that the failure of Camden Council to maintain the communal drains needs addressing. The 'flushing of pipes' has not been carried out for over 12 years, thus causing pipes to back up, toilets to 'gurgle' and sinks not emptying properly. **Meeting requested for CH to chase up.** (Email sent to repairs and district housing office on Friday 28th Sept 07, requesting for block to have drains 'flushed')

8.2 Boilers. It was also requested to investigate if our boilers were legal. Some discussion surrounded the issue that the corner flats' boilers were too close to the kitchen windows. (This was also included in my email to the district housing office.) **CH to follow up.**

8.3 DMC Bid has been approved but awaiting risk assessment and letter of approval from Glebe for installation of irrigation system for flat roof. The irrigation system would allow watering of planters on forecourt each night, to save the task of carrying water. Also, DMC approved £1,000 for continuation of decorating bin rooms, and approval of money for planter, bin from OMK and new door mat. **PB to follow up with Glebe.**

8.4 Satellite dishes. Clarification was sought regarding the use of Sky satellite dishes. It had been noted previously that since the blocks had cable installed this is the preferred method. Since the original installation NTL had been taken over by Virgin media. This is an inferior and more expensive method. With a satellite dish 'ban' residents were being denied the right to access a now more cost-effective service. Moreover, any ban does not appear to be re-enforced as a satellite dish has been installed on the fifth floor. **For the attention of PB.**

8.5 Noise from local public houses

Residents reported an increase in late night noise following the ban on smoking with more customers socialising in the street and not dispersing at closing time.

Action: CH recommended that individual residents contact the **Bricklayer's Arms and also complain directly to the Licensing Authority.** In addition CH will follow-up.

8.6 Guests' behaviour

Residents were reminded that they are responsible for any guests they invite into the block.

8.7 Carers

It was noted that 'carers' are waiting outside the block waiting for a resident to gain access. It was recommended that carer's should have access to client's flats. **Action: CH to follow-up**

8.8 CH was thanked by one resident for all his hard work, and it was made clear that this should be included in the minutes.

8.9 Pingu the cat has been found safe and well. Many thanks to all who went searching for him.

9.0 Date & time of next meeting

Agreed for next meeting to be held in February 2008.

Meeting closed 20.15