

**Chelsea Bridge Wharf Residents' Association Committee Meeting**  
**25 March 2023 - Minutes**

**Committee Attendees (in person)**

Joint Chair: Louis Kendall  
Join Chair: Larisa Villar Hauser  
Treasurer: Toby Spoerer  
Stephen Thompson

**Committee Attendees (on Zoom)**

Jean Dornhofer  
Kirt Bain

**Apologies:**

Catherine Thomé  
Qin Xie

**Resident attendees (in person):**

Tony Marsh – Centurion  
Xavier Dupré – Howard  
Katherine Greenway – Warwick

**Resident attendees (on Zoom):**

Miles King – Oswald / Centurion

**Agenda Items Discussed:**

**1. RTM, next steps**

Presented table of main estate managers spoken to so far (details available on request).

Wider committee raised points that would be helpful to see information on:

- Existing properties
- Service charge reports
- How problems that exist at CBWRA are addressed
- On-the-ground track record examined, perhaps by speaking to RAs
- Transparency of service charge reports
- Portal for all invoices
- Year-on-year data on service charge increases
- Existing CAPEX plan
- Thoughts on security (long-term thinking), ponds, staff

**2. AGM planning**

AGM is set for 23 April between 10.30-11.30

Awaiting confirmation on venue and pro forma invoice. The £400 cost of venue was challenged but justified based on the much higher cost of other local venues (Pestana, No. 29, Archlight)

In order to be quorate, the AGM must be attended by 25%+ of the current membership, so members will be given the opportunity to attend by proxy with full meeting details and forms being sent out by April 8.

### 3. Accounting audit

No action is to be taken on this for the moment. The Treasurer is preparing the RA accounts and a draft budget for the next year. We need to collect subscription fees. App is the biggest cost although a reduced price was negotiated by the Treasurer for 2023. The RA also needs funds for any costs that might arise out of RTM. Therefore, before committing to other line items such as the accounting audit, it has to be clear that there are funds within the budget.

### 4. Community event

There are no funds within the RA budget to fund an event. R&R allocated a "community budget" within service charge funds but are yet to provide details on how the RA can access these funds, despite being pressed via BH. A range of options were discussed in terms of dates and what is involved. At least 8 weeks lead time is needed. Will revert once have more information on R&R community budget.

### 5. Sopwith Way barrier, security and fountains

The RA has, via BH, asked that R&R not engage in any further big projects due to concerns of jobs being rushed through and overspending now that their position at CBW is not secure.

In a meeting with BH the RA asked that the CCTV project be postponed but were told it had already been signed off even though the RA had asked R&R for detail on the proposed project. The wider committee requested that the RA urgently revert to BH to stress again that the CCTV project should not go ahead. [Note: since the committee meeting, the RA made this request and BH has said that the project is already underway, therefore will not be called off. The RA will endeavour to get responses to the questions previously unanswered, i.e. placement of cameras, how this will be monitored.]

Re. Sopwith Way, although the RA prefers to avoid any big projects going ahead under R&R, continued discussions will be pursued regarding the use of Sopwith Way and the fact that BPS is neither respecting the agreement made with BH nor paying the annual £15k charge.

Installation of an ANPR camera has been raised with nothing yet confirmed. RA to press on having monies that are collected to also benefit CBW and go towards Sopwith Way maintenance costs.

The current RA focus is on RTM and AGM but need to review and survey other concerns when resources allow.

### 6. AOB and date of next meeting

Stephen gave an update on the installation of speed cameras on Queenstown Road. The 7-month acoustic trial ended last week and the council now want to extend this for a further six months and enforce acoustic fines to see if fine policy has positive effect which will then determine whether or not to install speed cameras. Speed measuring seems to be happening and a number of metrics have been put in place.

Miles said it would be good if communications from the RA on RTM had more colour in order to secure greater engagement/buy-in so that RA members felt confident to trust the committee to act in leaseholder interests.

**Date of next meeting**

Sunday May 14 10am