

Chelsea Bridge Wharf Residents' Association Committee Meeting
11 June 2023 - Minutes

Committee Attendees (in person)

Joint Chair: Louis Kendall
Joint Chair: Larisa Villar Hauser
Secretary: Katherine Greenway
Catherine Thomé

Committee Attendees (on Teams)

Jean Dornhofer

Apologies:

Toby Spoerer
Karin Paynter
Stephen Thompson

Resident attendees (in person):

Mike O'Driscoll

Agenda Items Discussed:

1. AGM date and planning

Date of AGM will be Sunday, September 10 at 10.30 am.

Save the date to be sent out to leaseholders alongside the committee meeting minutes

A hold to be put on the Turbine Theatre as preferred venue, with budgeting considerations potentially meaning the AGM will take place on Teams.

Agenda and a call for motions to be shared 6 weeks before AGM, i.e. towards the end of July.

RSVP to be given as 4 weeks before AGM, i.e. no later than 13 August

Deadline for motions to be 2 weeks before AGM, i.e. no later than 27 August

Deadline for proxy votes: 5pm on Friday, 8 September

There was a discussion on the usefulness of the requirement for hard copies of notices being sent to RA members' addresses to comply with clause in constitution with the majority agreeing that it was environmentally unsound and an inefficient use of resources, with the counter-argument made that because it is in the constitution it should be complied with.

2. RTM

Result of committee vote on whether to support the Chair's recommendation of Urang for securing RTM and beyond was shared. There were 9 votes in favour and 3 abstentions.

The committee's feedback (shared electronically) on the next draft email to leaseholders will be incorporated and sent with the committee meeting minutes.

A committee member wanted to raise a question on the RTM process but didn't feel she could speak freely in front of a resident observer without prior reassurance that nothing would be published on third party sites and platforms. She felt that anything said might, unwittingly or otherwise, be distorted or taken out of context. This reassurance was not offered, so the committee member withheld her question.

3. Ponds/fountains work

Contractors, UKFF, have now received all outstanding monies owed from R&R so works are recommencing on Monday (12 June) starting with 2.5 weeks on Howard and Warwick ponds, then moving onto snagging of Centurion and fountains.

Plans for Oswald and Eustace ponds to be confirmed by R&R.

4. Fire safety

Following the fire in the skip on the piazza the RA contact R&R and it was confirmed the skip was issued by BH for the decking work, which is almost complete. All future skips will be requested with lockable lids and placed on Sopwith Way.

Furniture in the carpark. Will see if R&R can allocate a designated space.

5. Departure of R&R property manager

With the departure of John Stock, the below items need to be followed up with John Osborn who will temporarily step back into the role:

- Explanation for the high increase in Warwick service charge
- Date for the next R&R residents' meetings
- Disparity of water charges for Warwick Core 4
- Details on the September 2022 electricity tender (separately, BH have said they will arrange a meeting with
- Sensitivity and positioning of piazza sensors
- Establishing how much time JO will have available for CBW

6. Staff morale

This year, staff turnover has been low, however, we have had feedback that staff morale is currently quite poor due to a number of things: residents complaining, things posted on app, internal/external communication, complaints to concierge/cleaners, insecurity about the impact of RTM. Though salaries are on the higher end of market rate, the danger is that staff would rather leave in order to have a quiet life. RA Chair will hold a staff engagement meeting to chat to staff without senior management present to ask their views and offer reassurance about RTM and any forthcoming changes.

7. Feedback from sub-committees

App advertising committee: The feedback so far is that, as the app does not currently have a clear, designated advertising area with high traffic, businesses are cautious about paying for advertising but may be willing to offer discounts for residents. Unfortunately, the RA member working on this has had to step aside due to family and work commitments, so we will need another volunteer before work can continue.

Fountains sub-committee: Work has been ongoing with a de-brief expected mid-June. RA aiming to have a preliminary vote on fountains either before or at the September AGM. In principle, BH agreed to honour leaseholders' wishes but require 50% of leaseholders to support a change. An RA vote should give a broad sense of where leaseholder views lie to get a sense of what would be involved in securing a 50% majority.

8. AOB and date of next meeting

Sopwith Way: Once the camera has gone live there will be a 10-15 minute drop off period allowed before a ticket is issued. Residents can register and get code for over-size vehicles. The way current agreement is set up, there is no charge for cameras and exchange the ANPR company gets 80% of monies taken in parking charges (with 20% feeding back into leaseholders' service charges) as well as 20% of monies taken from fines (with 80% feeding back into leaseholders' service charges).

Georgia at R&R began the process of liaising with the council on what can be done about the ice cream van.

RA is still in discussions with BH and R&R on a barrier

CCTV signage: suggestion that signage should be moved to be more visible.

Date of next meeting: 10am, 6 August, 2023