

Chelsea Bridge Wharf Residents' Association Committee Meeting

November 26 2023 - Minutes

Committee Attendees (in person)

Joint Chair: Louis Kendall

Joint Chair: Larisa Villar Hauser

Secretary: Katherine Greenway

Stephen Thompson

Catherine Thomé

Committee Attendees (on Teams)

Natalia Nyudyurbegova

Jean Dornhofer

Apologies:

Toby Spoerer

Vasundhara Talwar

Agenda Items Discussed

1. RTM update

- We are continuing work with our point of contact at Urang who deals with administrative aspect of RTM, also having weekly meetings with the owner of Urang to discuss ongoing progress based on an updated spreadsheet of Land Registry details.
- Ongoing work posting letters/forms to people we don't have contact details for. Sending DocuSign forms and email follow-ups, etc. Continued support from the Committee and Garton Jones. Yet to contact people we know aren't resident in the UK, where we don't have a registered email.
- Once 50% of signatures have been collected, Urang needs to do another complete Land Registry check and anyone not yet contacted must be contacted (i.e. new owners). This will also include overseas owners.
- Call for committee volunteers to collect 15-20 signatures each, across the development. Forms to be distributed to volunteers in line with apartments still needed.

2. App

- Unless a volunteer with the necessary skills and time steps forward to set up funding system for the app, the app is unsustainable. We are in contract until end of March. In future, the plan is to set something up through the new management company, which could fulfil as many of the current features as possible, i.e. report a maintenance issue, information sharing, etc.
- In January, to share comms on Spring app closure and future plans.

3. Electric charges

- Louis & Larisa met with R&R Head of Procurement and John Osborn for improving rates for CBW. Head of Procurement agreed to look at CBW outside R&R portfolio (which was requested last year but did not happen).
- As predicted, the price was lower. This was shared by R&R with BH who agreed to rates.

Louis thought the actual unit rate seemed in line with the market, however is still concerned about daily standing charge for some meters.

- The daily standing charge varies significantly between 23p a day to £23 a day. It is not clear which buildings this relates to as only meter numbers have been provided.
- The RA has since replied asking for more information, which we will share with leaseholders once a clear response has been received.

4. 2024 RA budget

- With support of the Treasurer, all details have been collated on spending. Not audited, as these are mid-year figures for information/oversight.

Main costs:

- 50% of spend is related to the app
- 23% is related to directors' and officer's insurance
- 8% costs related to RTM, contract advice, etc.
- 4% room hire for AGM

A full update will be provided following year end and for the AGM next year. It was discussed that it would be sensible to build reserves for the future.

5. Update on letter sent to R&R

- In October the committee discussed issuing another letter of complaint to R&R. This was issued following the October meeting and a receipt acknowledged by R&R customer service was received.
- Awaiting a response within R&R timeframe set by R&R Customer Services, which will be issued by the Area Manager.

6. Nottingham Genesis engagement with change of managing agent

- It was raised that feedback from BH was that Nottingham Genesis may not be on board with a new managing agent should BH proceed with a re-tender.
- Larisa shared that Nottingham Genesis have written to Burnelli residents with their list of approved agents (which include Urang) and stating that they are likely to align with another agent to avoid multiple managing agents on one site/building.
- Also worth noting that once Right to Manage has been achieved, the freeholders will no longer control the choice of managing agent, which will mean we can avoid this type of situation arising and ensure there is one agent across the whole of CBW.

7. Gifting

Following the announcement from R&R on Brian leaving, to date, no further information has been provided and no formal leaving date communicated. Chairs suggest defining guidelines on gifting.

- RA funds for Brian and how much?
- Christmas token gift for staff: front of house only, or all? Or a card? Or nothing?

A vote to be held on email.

8. AOB and date of next meeting

- No meeting will be held in December. The next meeting will be held in January. In the interim, any update on RTM or AOB will be communicated via email.
- **Leaseholder forum:** date of next meeting will be **24 January from 7-8 pm**. This will be an online meeting.

Date of next meeting: 10am, Sunday, January 21, 2023.