

Chelsea Bridge Wharf Residents' Association Committee Meeting

August 6 2023 - Minutes

Committee Attendees (in person)

Joint Chair: Louis Kendall
Joint Chair: Larisa Villar Hauser
Treasurer: Toby Spoerer
Secretary: Katherine Greenway
Catherine Thomé
Karin Paynter
Natalia Nyudyubergova

Committee Attendees (on Teams)

Jean Dornhofer
Vishwa Jethu
Vasundhara Talwar

Apologies:

Kirt Baines
Stephen Thompson

Agenda Items Discussed

1. RESULT OF VOTE ON SUBSTITUTING NON COMMITTEE MEMBERS' ATTENDANCE AT COMMITTEE MEETINGS WITH LEASEHOLDER FORUMS

8 members voted in favour, 4 voted against and there was 1 abstention
The first leaseholder forum will be held on October 5th at 7pm venue TBC.

2. AGM/SGM

The meeting proposed for early September as a re-run of the AGM is technically a Special General Meeting rather than an AGM and the 2024 AGM will take place in April, as per the Constitution (preference being to hold meeting at Turbine Hall as in 2023).

As the April AGM was not quorate, an SGM will be held to enable ratification of the Constitution and Committee, as well as for voting on any motions put forward by RA members.

In light of R&R's consultation with leaseholders that showed the popularity of online attendance, and leaseholders expressing a preference for evening meetings, the committee agreed to hold the SGM online and change the date to **Tuesday 12 September, 7pm**.

LSK suggested that flyers for both the SGM and the fountain survey (see below) be delivered to all apartments with the help of building reps and other volunteers.

LVH to share a Code of Conduct with the committee for feedback.

LVH to share proposed changes to the Constitution with Simon Challen of Berkeley Homes for approval before being presented to members at the SGM.

3. LATEST ON RTM

Urang is in the process of arranging a vote of current RTM Company members with the aim of incorporating all buildings into the RTM Company. Once this is done, all other leaseholders will systematically be asked to join the RTM Company.

Urang has completed all Land Registry searches and now have a near complete list of names of registered leaseholders for each apartment.

Following discussion, the Committee decided to write to leaseholders clarifying the RA's position on RTM in light of statements made by Richard Daver during R&R's recent presentation. LVH to action

sending out a communication.

4. PONDS/FOUNTAINS

So far, 204 people have responded to the survey on submersible pumps. 10 of these are non-leaseholders and 9 skipped the question on whether or not they are leaseholders, so these responses will need to be removed or verified, which will bring the total of 204 down.

The vote distribution of the 204 is as follows:

109 or 53.43% in favour of submersible pumps

9 or 4.4% in favour of turning current pumps on at current electricity price

86 or 42.16% in favour of leaving the fountains out of operation

Leaflets encouraging people to vote will be distributed to all apartments (see above).

5. R&R TRACKER

LSK reported that the bi weekly maintenance tracker was shared with R&R and then returned with comments. It was suggested that residents report issues through the app or copy info@cbwra.com in on emails so that they can be added to the tracker in order to help prioritise and push forward jobs outstanding. LVH to add this to a communication.

6. RESIDENTS' APP

Currently, those paying RA fee pay for app. Committee discussed options: To subscribe via app providers? Later, via Urang? To move away from Disciple? To relaunch?

As a starting point, TS to look into options with Disciple.

7. AirBnB

The Committee discussed the challenges of tackling AirBnB landlords, as well as the problems that arise. LSK to ask R&R to take a more pro-active stance on this issue.

8. BALCONY ETIQUETTE

When there is a breach in balcony etiquette with a legal template letter, the next stage would be to move to legal proceedings. In order for the RA to determine how far we want to take this we need more information as legal fees come back into service charge. Same applies to ice cream van. Brian to be asked for clearer information on costs as fees should be minimal.

For future, Urang to be asked how best to act on this. For this and AirBnB issue, it may be possible to outsource ease breaches to external companies. TS to investigate.

9. LANSON/HAWKER CARPETS

R&R presented 3 carpet options for Hawker and Lanson. After feedback from the building reps only one was an option that was aesthetically suitable. Toby and Louis have since visited a showroom and found alternatives to present back to Berkeley and R&R who have agreed to present to residents. These new samples are of the same price and quality. It was raised that in high traffic areas such as the ground floor to the lift that LVT or tiles should be considered so that it would last longer and be easier to maintain. R&R will send out section 22 notices and LSK will clarify if it will be funded from reserves or a cash call.

10. GRASS VOTE

The grass outside Howard and Warwick is going to be replaced. A committee vote was held on whether grass seed or natural grass turf rolls are preferred. The difference in cost was minimal and the impact and durability of turf was the preferred option – also because there was less chance of failure and duplication of cost / work. Seeding was around £6.5k and turfing around £7.5k. Based on email and committee discussions, there was a clear majority in favour of turf.

11. AOB and date of next meeting

It was agreed that the Treasurer would present a 6-month financial report to committee members in addition to the annual report at the AGM.

Date of next meeting: 10am on 24 September.