

Chelsea Bridge Wharf Residents' Association Committee Meeting

September 24 2023 - Minutes

Committee Attendees (in person)

Joint Chair: Louis Kendall

Joint Chair: Larisa Villar Hauser

Treasurer: Toby Spoerer

Secretary: Katherine Greenway

Stephen Thompson

Committee Attendees (on Teams)

Kirt Baines

Catherine Thomé

Natalia Nyudyubergova

Apologies:

Karin Paynter

Agenda Items Discussed

1. Right To Manage (RTM) update
2. Treasurer's 6-month financial report
3. RA membership
4. Residents' app
5. October 5th leaseholders' meeting
6. RA insurance
7. Residents' tracker - R&R
8. CBW Christmas tree
9. AOB and date of next meeting

1. Right To Manage (RTM) update:
The RTM Company recently held a vote of current members to pass a motion to change the Articles of Association to include all CBW buildings.
Now this is done, we will move onto getting signatures from those who pre-registered their interest – anyone who hasn't yet pre-registered still can.
In order to file for RTM we need sign up 50% of members, so around 568 leaseholders.
It is difficult to share a precise time-frame of how long it will take to collect 50% of signatures but we are expecting this to be done by mid January, if not sooner.
KG expressed concern that the initial contract with Urang was signed without being passed through the committee. LSK said that the contract is with the RTM Company, not the RA and reassured KG that her feedback had been taken into account and that the contract had been finalised by a solicitor.
2. Treasurer's 6-month financial report:
See attached.
3. RA membership:
LVH informed those present that Berkeley Homes had withdrawn voluntary formal recognition of the RA. This happened because the database of members who signed up via R&R in the past when membership was on an opt-out basis was not accepted by BH.

In order to provide voluntary formal recognition, they are asking for either proof of subscription or a signed form, every year. Given how difficult it would be to collect 50% of leaseholders' signatures on an annual basis, the RA will evidence membership through payment of the subscription.

Following ratification of the new committee, membership is now £20/year.

Although voluntary formal recognition would give the RA certain rights, in practice, this had not happened. For example, the RA requested Letters of Authority from all freeholders, which would allow the RA to approach an electricity broker for independent tariff quotes. These were never provided.

Despite no longer agreeing to voluntary formal recognition, Berkeley Homes have agreed to continue to work with the RA as they have been in the past.

4. Residents' app:

Cost of app was raised. Although having an app has been a help for building the database when the contract ends March/April there is a question as to whether the RA will be in a position to fund the app.

NN raised the design of the current app and said she would look into updating the "look" and also other app options.

Other app options were discussed, including a practical app to perform some of the functions of the current app such as parcel delivery notification and reporting issues.

The app issue will be revisited in January, unless a volunteer steps forward to find a funding option.

Following acceptance of Mike O'Driscoll's motion put forward at the September Special General Meeting, KG is to prepare a draft protocol in order to formalise how the RA deals with complaints that arise out of app usage. KG will incorporate this into the existing code of conduct which already covers behaviour and complaints.

5. Leaseholder 'forum':

The October 5th meeting will be held in person at 7pm to allow for informal discussion that can't be picked up properly on Teams/Zoom. The next meeting will then be held online and alternated in this way going forward. **[Please note, the committee meeting date has since been changed to October 4].**

6. Insurance:

TS to send insurance information to KG with a view to signing her up as an officer.

7. Tracker:

No updates on this. R&R have failed to engage on updating the tracker and are only providing updates to leaseholders on Fridays.

8. Christmas tree:

Since the meeting, R&R have informed the RA that a Christmas tree has been ordered and that the lights purchased previously will be used. The RA has no further information on cost or dates and we assume the funding has been signed off by the freeholder.

9. AOB and date of next meeting

No other business raised.

Date of next meeting: 10am October 28, 2023

