

**Chelsea Bridge Wharf Residents' Association Committee Meeting**

**9 October 2022**

**Minutes**

**Committee Attendees (in person)**

Chairperson: Stephen Thompson  
Louis Kendall  
Natalia Nyudyurbegova  
Larisa Villar Hauser  
Susan Laszlo  
Saiwarren Nathan

**Committee Attendees (on Zoom)**

Vishwa Jethu  
Jean Dornhofer  
Patrick Savage  
Jovdat Guliyev

**Resident Observer Attendees (in person)**

Federica Galoppo  
Tan Siew Kheng

**Apologies:**

Catherine Thomé  
Vasundhara Talwar  
Toby Spoerer  
Kirt Bains  
Andrew Pritchard  
Qin Xie

**Agenda Items Discussed:**

**1 Security (inc CCTV and concierge role re parcels)**

Background: The committee has for some time been pushing R&R for an effective security framework. The proposal is to have an updated CCTV system that covers the entrances to common areas and has no black spots. RA Committee involvement will focus on ensuring that cameras cover all areas and go to a designated control point for monitoring by designated personnel.

Stephen is meeting with R&R this week to discuss progress and get a cost estimate, which will then be put to the Committee for approval. Currently, there is a quote of £120k for cameras alone but there needs to be a joined-up approach improving visibility whilst ensuring efficiency. With the increase in packages being stolen, we will push for immediate implementation of a return to concierge taking in parcels from delivery agents.

## 2 Fire safety (compliance of apartment doors)

Earlier this year, apartment doors were checked for fire safety compliance. The understanding is that regulations are set to change, which will make full fire compliance statutory rather than recommended. The RA Committee will raise this with R&R to see whether a plan of action is in place and what this entails with a view to ensuring that leaseholder and tenant interests are met.

## 3 Estate energy supplier (inc lighting and limiting energy costs)

Common area electricity contracts have recently expired and R&R is in the process of securing new contracts. The RA Committee has been in contact with R&R about ensuring transparency and the best possible tariffs. In order for the RA Committee to go to brokers for quotes to see what is available we need details of the contracts estate-wide. These have been requested but not yet supplied. Stephen will raise this in a meeting with R&R and stress the time-critical nature.

## 4 Warwick electricity refund

Louis reported that the credit has been determined as being £182,219, which is to be divided between the 244 flats involved using the same proportions as those used when the bills were originally charged. R&R have said that this has been added to the year-end service charge accounts but not yet applied to individual leaseholder accounts. Louis will chase R&R on when the credits will be added to individual accounts.

## 5 Update on partial RTM

Stephen gave the background to the RTM issue starting with details on the aborted attempt in 2012 and ending with BH's unwillingness to consider a re-tender process for a new managing agent, which resulted in discussions about moving forward with securing RTM for buildings on an individual basis.

Now that the RA has been formally recognised. The Committee will proceed with drafting a motion on moving forward with building RTM that will then be put to a vote.

## 6 Update on partial audit

Roger Southam who is carrying out the partial audit of accounts alongside a leaseholder who is an accountant has asked for 6 years' of accounts in order to identify any obvious potential overspend. These have been requested from R&R. Stephen to keep pushing for these to be delivered.

## 7 Reserve Fund use

We are currently waiting for details on what the reserve funds are for each building. A motion on this issue needs to be drafted and put to the Committee for a vote.

## 8 Motion of in-person attendance to RA Committee meetings

The motion to encourage in-person attendance of RA Committee meetings by keeping Zoom attendance as an exception was voted through. However, the focus is to remain inclusive so

any Committee (current or future) members who are unable, or find it difficult, to attend other than on Zoom are encouraged to discuss setting up Zoom attendance with the Committee Secretary.

## 9 AOB

Reporting burger van nuisances: Stephen and a leaseholder have gone back to the council with photographs of anti-social behaviour in order to push this issue again. Natalia suggested that we request a resident meeting with the council so that they can experience resident interface and listen to concerns.

Scaffolding: Jovdat expressed frustration at the ongoing cladding works and how long it is taking for works to be completed.

Fountains: Jovdat also raised the issues of the fountains, which Natalia has looked into although her efforts stalled as she could not get cost information from R&R. As the Committee is now officially recognised, Natalia will pick this up again with a view to looking at current cost and the cost of potential alternatives.