

Chelsea Bridge Wharf Residents' Association Committee Meeting
13 November 2022 - Minutes

Committee Attendees (in person)

Chairperson: Stephen Thompson

Secretary: Catherine Thomé

Andrew Pritchard

Jovdat Guliyev

Larisa Villar Hauser

Louis Kendall

Natalia Nyudyurbegova

Qin Xie

Susan Laszlo

Committee Attendees (on Zoom)

Jean Dornhofer

Kirt Bains

Apologies:

Saiwarren Nathan

Toby Spoerer

Vasundhara Talwar

Vishwa Jethu

Agenda items discussed:

1 Security Issues

To date CBW has had security over the summer and, more recently, through BH scaffolding security. This summer we had 1 BH security person and 1 CBW operative. There has been no security in place since the end of the summer. R&R consider Dave and his weekend colleague as security.

The Committee discussed issues around CCTV, the desirability and cost of security operatives, lighting, door security and the need for a coherent approach.

The immediate action points are to request R&R conduct an audit of doors and lighting to ensure good working order. Further, in view of recent security issues, it was agreed to initiate a short-term trial (until the end of the year to cover the busy Christmas period) and hire two security operatives to cover nights and weekends. These will be SIA accredited and wear high-vis vests, bodycams and stab-proof vests, as per the industry standard.

The incident reports from the trial will provide useful data. While the trial is in place, the committee will put forward a series of researched and costed proposals that will then be submitted to leaseholders for a vote on how to proceed in the medium/long term.

2 Reserve fund vote

Catherine reported on the results of the vote on use of the reserve fund. 12 voted in favour and 3 abstained on the below motion, which was passed:

The CBW RA Committee agrees to consider the use of reserve funds by R&R for the purposes of completing outstanding works subject to this being on a project by project basis where a clear specification of costed works is presented for consideration and put to the Committee for a vote of approval. Evidence of at least two competing bids on the project (contractor, date and bid) to be submitted. The Committee does not agree to a tacit or blanket approval of the use of reserve funds by R&R.

Projects that are likely to require the short-term use of reserve funds are the overhaul of lights/timers/motion sensors and the renovation of carpets/common areas.

3 Right To Manage (RTM) for buildings

Catherine reported on the results of the vote on moving forward on securing RTM for individual buildings only. 13 voted in favour, 1 against and 1 abstained on the below motion, which was passed.

Motion: I am in favour/not in favour of the CBWRA Committee putting forward a vote to leaseholders in favour of RTM for individual buildings.

All building landlords (Berkeley Homes, L&Q and Fairhold Artemis), bar Notting Hill Genesis (Burnelli building) have now officially recognized the RA. The next step for RTM is to prepare an internal draft pack outlining the pros/cons, costs, risks, etc. which will form the basis of a leaseholder vote.

4 Sopwith Way access

The proposal from R&R for a barrier on Sopwith Way to control access is to be circulated to the Committee members. In the interests of cost management, the plan is to start with adequate signage. The access contract with the Battersea Power Station expires at the end of 2023. The ultimate solution is the barrier, which will be submitted to leaseholders for their vote.

5 Leaseholder database

Stephen confirmed that he has sought advice on the issue of Data Protection and that there is no issue here. In fact, the RA has authority to hold a database of its members, which is particularly important in light of the forthcoming votes. The Committee will ask R&R to share its leaseholder database. Toby is looking into voting platforms.

6 Building representatives update

Patrick Savage has moved out of CBW, therefore resigned from the committee, leaving the role of Centurion building rep open. Catherine offered to be the building rep until someone else steps forward. This was approved by the Committee.

7 AOB

Riverfront – Louis reported that the council is planning works on the riverfront. Louis will request a work schedule (when, for how long the works will run) in order to assess where people will be diverted (CBW). He will revert with further information in due course.

Burger van – Stephen reported that Wandsworth and Richmond councils have acknowledged that we have a right of representation on the subject of renewal of the 10-year license. He now has names for the relevant contacts at Chelsea and Westminster council and will speak them about having the graffiti removed from the bridge.

Wandsworth food bank drive – Jean reported on the upcoming annual food bank drive, which will accept both financial donations and food items. Food items will be collected at the concierge office. Details will be posted on the app and signs will be put in the lifts. The initiative will run from November 28 all through the holiday season.

Christmas lights – these will be turned on December 1

Date of next meeting – Sunday 15 January