

CHARLES ROWAN HOUSE, MARGERY STREET, LONDON WC1X 0EH
TENANTS AND RESIDENTS' ASSOCIATION (TRA)
MONTHLY MEETING
7.00pm WEDNESDAY 12th November 2014

Present: B J (Chair), JD (Secretary) , DW, GC, MF, MC, AL, AL (*Online version is initials only for privacy*)

Apologies: AG Secretary (Publicity), V

Agenda:

1. **Paving/resurfacing latest:** -- Marc Linton, Architect from Islington Council, was unable to come to update us on the repaving programme. He will attend the next meeting on 3rd Dec. Raphael Andrews, our local councillor, has been invited to the next meeting as well. Updates on the courtyard and garden area included that the scooter charger is already installed. There was a query concern the planned addition of steps near flat 1, and about the mention of a Margery Street car park. We will raise this at the next meeting with Marc. **Action: Marc Linton is confirmed for 3rd Dec**
2. **Cleaning :** Council Meeting with residents and Catherine Ellery about CRH cleaning -- Janet was unable to attend and commented that all items were raised already at the meeting in October. We still await action on these points. **Action: Contact Catherine Ellery for minutes?**
3. **Parking in entranceways** -- Alex Sarson will provide a bollard in each entrance at the same time as the lighting and signage go up, so there is no need for fly-tipping or no parking signage. There was general agreement that this might be effective. **Action: Amy to update Alex Sarson**
4. **Neighbourhood Watch scheme** Janet reported that she was not in favour of joining as their poster sent out the wrong message. Most favoured installation of a faux CCTV which Ella ? _____ might be able to make. No further action was agreed at this meeting, however.
5. **The CRH estate inspection of 30.10.14** -- Anita and Pete reported back on this.
 - **Water tank** -- No roof access happened as Johanna Roberts has had "no roof training".
 - **Guttering & cabling** -- it was agreed that it was the responsibility of the Property Services Department to clear the guttering at least annually and that they should demand that Virgin sort out the dangerous and unsightly cabling packed against the walls overlooking the courtyard. **Action: Johanna will raise an order for the roof inspection after Anita updates her following TRA meeting on 3rd December.**

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- **Windows** -- have not been cleaned on the outside. The windows on the inside of the stairwells are the responsibility of the caretaker and according to most recent council guidelines should be cleaned every 8 weeks. **Action: Johanna and Milton**
 - **The 50's block** -- The hall ceiling is to be repainted **Action: Johanna**
 - **Basement** -- Johanna refused to go down to the basement as there was cat poo by the entrance. We agreed that Pete would look at leaking under flat 87 and a small leak under flat 88. **Action: Pete**
 - **External Staircase Access to Basement** -- We agreed that this needs repairing. **Action: Johanna**
 - **New locks for fire escape safety chains** -- **Action: Johanna Roberts (Council)**
 - **Stairway walls and stairs** -- These are still dirty. **Action: Johanna and Milton (Council)**
 - The meeting agreed that the ceiling at the Merlin Street archway entrance that is dripping needs checking. **Action: Johanna (Council) and residents/tenants attending**
6. **Gardening meeting with Council** -- This was cancelled. No further action was decided at the meeting.
 7. **William Martin Court (formerly St Mungos)** -- A note from Amy was read out. The current planning application has been withdrawn, so objections raised by CRH residents on this occasion were effective. Barb agreed to circulate the criteria for objections to planning. **Action: Barb and Amy – see these legal criteria at foot of page (a)**
 8. **Brick Cleaning update** -- £1500 has been raised towards the cost which is estimated at around £4,700. Another quote will be received tomorrow. It was agreed that the TRA should go ahead with funding application for this. **Action: Barb and Amy – see the latest update at foot of page (b)**
 9. **Basement latest** -- The meeting agreed that the basement must be included in the next inspection. Daryl ? _____ of the Islington Legal Team has promised to send plumbers to rectify the leaking. In the meantime, Pete will check this. See above. It was agreed that this item should be raised again at the next meeting. **Action: Barb**
 10. **Leaks latest** -- It was agreed that this item should roll over to the next meeting as no one affected was at the meeting to update us on this problem. Janet agreed to email Amparo from flat 95 about this. **Action: Barb and Janet**
 11. **Water tanks latest** -- See under 10.

The next meeting will take place at 7pm on the 3rd of December.

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AOB. Rubbish left by Merlin Street entrance – it was agreed that this should be raised during the next estate inspection.

(a) William Martin Court (St Mungos) – planning application update

WMC had a planning application for 'change of use' (P2014/3202/FUL) with a deadline on 24th September. Several CRH residents wrote to oppose it, citing the problem with loiterers on the wall opposite. Last week the Planning Officer Krystyna Williams told us their application was withdrawn on 1st October. Krystyna confirmed that the Council will write to local residents if another proposal is submitted. At a meeting held on 18th September. WMC developers showed residents plans to extend the back of the building which would block light and mean CRH flats are overlooked. If that happens then all local residents (CRH & Wilmington Square residents) will need to present a clear argument against the plans.

Planning objection letters will have to cover the relevant legal points to be taken seriously:

- If the development will cause a visual impact
- If the development has an overbearing effect on neighbouring properties
- If the development will decrease your neighbours' privacy
- If the development has an effect on sunlight and daylight
- If the development will effect conservation areas and the natural environment
- If the development will create significant noise pollution
- If the development will disturb the character of the area, plus design, appearance and layout
- If the development will effect highway safety and traffic
- If the development ignores government guidance and legislation, plus all planning policies

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(b) Brick cleaning archways - latest update (1st Dec)

£575.00 raised in resident donations (pledged by 7 residents)

£1500.00 raised from Local Initiatives Fund

£200.00 donated by TRA

£2275.00 raised

£4700.00 inc VAT is the total bill including removal of anti-graffiti paint chemical peel

£2425.00 shortfall

Amy met with Council's Special Projects Team at 9.00am 20th November and a new contractor recommended by the Council.

Alex Sarson has advised going back to the Area Panel Meeting in January 2015 to ask for the remaining £2425.00. This amount would be charged back to leaseholders. Two residents have objected to the project. This would come out of the Tenants Compact Fund and would be costed as follows:

£2425.00 ÷ 95 flats = £26.00 per leaseholder

ENDS.