

Camden Studios meeting minutes - Monday 16 January 2017

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Thu 19/01/2017 16:20

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Cc:Robert Martin <robertmartin@PhilipPank.com>; O Sullivan, Michael <Michael.OSullivan@camden.gov.uk>;

Dear all,

Please find minutes of the last meeting below.

Camden Studios meeting Monday 16 January 2017

Present

- Rebecca
- Cllr Robinson
- Vanessa
- Simon
- Sarah
- Sonia
- Henry
- Warren
- Michael O' Sullivan
- Brent
- Ella
- Heather
- Richard

Introductions

- SW Introduced Michael O'Sullivan - Attending to understand questions and answer CS queries

Actions from the last meeting

Garages

- RE advised Carol is no longer working within garages
- Sonia advised she has received a licence but not returned it to LBC **[Sonia Action]**
- SW advised we are looking into reduced rent **[DP Action]**
- Cllr Robinson advised he strongly supported reduced rent for CS garages **[Cllr Robinson Action]**
- RE issued Licence agreement to Heather for additional garage - key yet to be issued to Heather **[RE to chase]**

Refuse

- Warren advised refuse bins have now been moved. There is one large one where the brake has broken and will be moved soon **[Quinn Action]**
- Inside Camden Studios entrance/ corridor there will be a recess and recycling will be located here with bike storage **[Quinn Action]**

Artworks

- SW advised these have been moved and are now stored in Studio 2
- ***Post meeting note - Jonathon advised he will return to relocate the ground sculpture

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SNN

- ET is still trying to get SNN change - ET to chase Aidan Coster **[ET Action]**

Heidi - Studio 7 - has had roof works done - DP would like a copy of solicitors advice about the works done to her roof **[ET to chase]**

Bricks

- Henry advised sample panel has been built
- The planner has approved red brick, but will need to approve the sample
- Entrance to the block - Tooth effect with texture will be used at the front entrance
- Henry to source different brick samples - red and blue shades **[Quinn Action]**

Roof Works

- Leaseholders are south side of Camden Studios and freeholders are north side
- Leaseholders are to contribute and be recharged. Social tenants do not pay for repairs. **[MOS Action]**
- MOS advised Section 20 notices are 2 stages.
- First stage of process is feasibility stage, to tender the works and include brief description of works and estimated costs - this has been done for CS
- SS advised Letter that was issued previously did not have enough information. SS would like answered:
 - Cost?
 - Who pays?
 - Detail of works?
- MOS advised there is a Section 20 Observation period, whereby residents are provided with information and allowed to advise contractors.
- DP to find out standards that contractors need to meet. DP to request PPP to produce a brief for roof works **[DP Action]**
- Brent to nominate contractors **[Brent action]**
- Second stage - get more exact costs/ prices and work with the contractor to get the best solution
- Brent 4 and Vanessa 9 – advised the windows in the roof leak
- MOS advised Freeholder side - everyone would have to agree on the works and the payment
- DP to arrange a meeting with Gavin Hayes, Michael O Sullivan, LBC Lawyers to discuss **[DP Action]**

Progress on site

- Progressing well with demolition but have found asbestos between studio one and the community centre
- 2 week notice to be served - so delay of 2 weeks
- Works are expected to complete March 2018
- Regular newsletters have been good

AOB

- Temporary hoarding sign for Camden studios has gone up

- Sunlight report was submitted to planning - link is on Camden Planning website
- Timescale – SS advised we will aim for a week deadline for actions **[DP Action]**
- Meeting with the council to be in time for the next meeting **[DP Action]**

Next meeting

- It was agreed going forward to hold meetings in Studio 2
- 20 February
- 20 March
- 17 April
- ET send diary invitations **[ET Action]**

Many thanks,

Ella Thorne

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