**Minutes**

**Barrie House, 20 St Edmunds Terrace, London, NW8**

**Residents Meeting- Wednesday 6th December 2017 6.00pm**

Location: Flat 20 Barrie House

Attending: Robert Morley, Kaleminster Ltd

 Anita Robbins, David Berke, Flat 20

Liz Elster, Jeremy Elster, flat 21

Martin Aldred, flat 2

Alain Gherson flat 7

Suvarna Shirsat flat 3

[Taner Oc flat 23??]

Mark Guy, Lewis & Tucker

**Heating and hot water system routine maintenance**

Those residents present are unhappy with the current support provided by A&G heating and are keen to move to Wears Bros as soon as possible. RM confirmed Kaleminster will agree to the change. RM had proposed a meeting between A&G and Wears to smooth the transfer of the responsibilities for the maintenance of the boilers and system [did not take place, to be arranged]

**Communal Heating and hot water system renewal**

A number of residents have experienced various issues with the reliability of their heating or hot water. The boilers that supply all of the flats are over 20-years old, the calorifiers which store hot water are older still and the system, including some electrical wiring, no longer complies with regulations and/or is beyond its operational life.

* RM reminded residents that Kaleminster is now entitled by a clause in the lease of every flat to serve a 6-months’ notice of discontinuance of communal supply of heating and hot water which would mean that each lessee must install their own boiler. Kaleminster has that right but is not obliged to exercise it. It seeks the views of lessees.
* Those present discussed the advantages and disadvantages of replacing the communal boiler or switching to individual boilers within each flat. Initial views varied.
* It was agreed that to help residents and lessees to express informed views approximate indications should be obtained from Wears Bros for (i) the replacement of the existing boilers and other equipment in the boiler house including electrical pumps and wiring and (ii) rough costs to fit individual boiler and system for separate controllable heating and hot water for a typical flat. [An initial indicative note from Wears suggests that the cost of (i) or (ii) would be quite close to each other at about £8,000 plus VAT per flat. However a number of issues have been raised with each alternative which are to be investigated before a more definitive view can be issued.]

**Internal Redecoration**

It was agreed the common parts of the building are in need of complete redecoration and there are sufficient reserve funds available for the works required. Those present would like these works to proceed as soon as possible.

* Quotations will be obtained to redecorate the common parts, replace the carpet on each floor (except the ground floor) and refurbish the lift.

[Quotations to be sourced over the next couple of weeks, works are subject to the section 20 legal process]

**Cleaning**

Concerns were raised regarding the standard of the cleaning. It was agreed that Lewis & Tucker will arrange a quarterly deep clean of the common parts, dates to be confirmed.

[A Deep clean of common parts is to be carried out on 25th March, 25th June, 25th September & 25th December each year]

**Pigeon Proofing**

 Birds are landing on the edge of the roof and soiling the side windows of a number of flats. Lewis & Tucker will obtain costs and instruct the fitting of pigeon deterring devices at roof level.

[One quote received and waiting on a second quote to pigeon proof the main roof, once received the works will be instructed]

**Entryphone**

The section 20 process is underway with the notice of estimates (Stage2) consultation period expiring on the 5th January 2018. L&T expect to proceed with the most cost effective quote and will write to all residents with more detail in due course.

[The stage 2 of the section 20 process has expired and the contract has been awarded to A W Electrical. A W Electrical attended Barrie House last week as part of the installation planning. Letters will be sent to all residents in the next couple of weeks with details and logistics for the planned installation]

**Proposed Development Plans**

RM showed some almost final plans of the proposed development of a block of flats on the existing car park at Barrie House. These were discussed at length and key points emerged from questions by lessees:

* In a few weeks Kaleminster will be submitting plans to Camden council to build 9 flats in the car park area of Barrie House. [Full application was delivered to Camden on 2nd February 2018.]
* The new block of 9 flats would have its own main door to the North of and adjacent to the existing building. The canopy and general appearance of the existing building entrance door would be altered to be similar to the entrance door of the new block.
* The application will not include flats in the basement under the existing building of Barrie House, but some of the void under flat 1 would be used for bicycles and for cold water tanks for the existing building and for the new block.
* The application does not include a penthouse at 8th floor. Such penthouse had been opposed by planning officers with whom the plans had been discussed. A consequence is there is no longer reason to delay internal decorations to the common parts and it will be necessary to find an alternative solution to the problem of rainwater penetration into the ceiling of flat 23 and top of the staircase from the brick housing around the old existing cold water tanks.
* The derelict lodge building will be demolished. The front façade of the 9-flat block will be considerably further from Broxwood Way than the existing front of the derelict lodge
* The small window in the long wall of the lounge of flats 4 and 7 would continue to receive daylight and would not be overlooked but would no longer have open views. There is no equivalent window in flat 1. Flats 10 and upwards would be above the top of the new block.
* The build is likely to take approximately 12-18 months from work commencing.
* There is no requirement to provide affordable housing on site due to the small number of flats proposed. However there will be a requirement for the developer to provide a financial contribution to the council for provision of affordable housing off site.
* The proposal includes installation of a wall and security railings along the St Edmunds Terrace and Broxwood Way boundaries of Barrie House with gates with controlled access for residents’ cars and pedestrians.
* The existing car park is marked to show 15 spaces but only 10 are used at present and 10 is also the maximum possible number of spaces meeting full local authority requirements for turning and access. The plans show 10 parking spaces between Broxwood Way and that frontage of Barrie House.
* Each of the 9 new flats will not qualify for Camden Council on-street parking permit.