

LONDON CITY ISLAND LEASEHOLDER & RESIDENTS ASSOCIATION

ANNUAL GENERAL MEETING 19TH JULY 2021



Agenda

- **Welcome & introductions**
- **Approval of 2020 AGM minutes**
- **Chair's report**
- **Finance report**
- **Service charge report**
- **Election of 2021/22 officers & committee**
- **Q&A**



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Welcome



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Approval of 2020 AGM minutes



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Chair's report



Chair's report

- **Engagement with Ballymore and BAML**
- **Service charges and energy charges (Nick)**
- **Buildings & apartment issues**
- **Living experience including social, gym & charities**
- **Local area & local community**
- **Issues & future plans of the LRA**



Engagement with Ballymore and BAML

- **Increased frequency of meeting with Dan Cross, resort director**
- **Direct contact with Gordon Whelan and James Watson from finance**
- **Established regular meeting with Aftercare**
- **Established regular meeting with Managing Director, BAML**
- **Established dialogue with Director of Construction, Ballymore**



Engagement with Ballymore and BAML

- **Information on building works**
- **Security procedures**
- **Briefing plus email and written information re fire safety**
- **More regular information on empty units (Sainsbury's !!!)**
- **Achieved more frequent & better expressed comms to residents**
- **Highlighted need for inclusiveness training for staff**



Buildings and apartments issues

- **Advocated for groups of residents with common issues**
- **Lift repairs, lift vandalism, repairs to common areas of buildings**
- **Secure door of car park**
- **Supported on cooker hoods, wooden floors, LED lighting, water leaks**
- **Consistently advocating on slow repairs incl door entry, corridor lighting**



Buildings and apartments issues

- **Applied pressure re intercom failures**
- **Applied pressure to get window cleaning done in lockdown**
- **Complaints re balcony design**
- **Regular reminders re cigarette disposal**



Living experience

- **Our suggestions for management of the car park were adopted**
- **Illegal parking – no consistent progress**
- **Proposed an approach to use of common areas**



Living experience

- **Organised litter picking groups**
- **Supported residents in trying to get a post box – approved but not here**
- **Secured resident input into films chosen for the Picture House**
- **Advocated regarding issues with the gym and booking system**



Living experience

- **Represented residents with regard to traffic management**
- **Organised fact-find meeting with Technology Institute**
- **Persistently reminded Ballymore re unfinished pool fencing**
- **Pressed for Ballymore to fix pontoon planks**
- **Got more bins installed (including recycling) for common areas**



Living experience

- **Requested changes to litter cleaning at weekends + D3 area**
- **Suggested mostly-empty disabled spaces become also parent/child**
- **Applied consistent pressure around security performance**
- **Pressed on action against drug dealing**
- **Advocated on security risks such as non-closing doors**



Living experience

- **Got action on lack of lighting on Lyell Street**
- **Suggested private garden area for LCI residents – under consideration**
- **Social activities – social cinema nights, summer BBQ**
- **Very successful bake sales – raised £2700 for charities**
- **Secured a storage area for LRA**



Living experience

- **Included in planning for community centre**
- **Ran survey to get residents' views on use of community centre**
- **Helped many individuals with queries and problems**



Local area and developments

- **Highlighted to residents plans for Orchard Wharf**
- **Produced printed information leaflet & distributed**
- **Raised almost £8000 and appointed specialists to represent us to Planning**
- **Engaged with local politicians**
- **Put pressure on council regarding permanent camp near blue bridge**
- **Put pressure on council re raves**



Contact with other Ballymore developments

- **Supported and attended initial meeting of Ballymore RAs**
- **Working with other Chairs on how to represent together on common issues and interests**



Not all plain sailing

- **It's not been easy getting action from Ballymore**
- **Some Ballymore actions have caused extra problems**
- **Many extra problems due to lockdown management**
- **Difficult to keep up communications with residents**



Not all plain sailing

- **Lots of new residents coming in as buildings opened**
- **Committee members have many other commitments**
- **Unrealistic expectations of some residents**
- **Lack of understanding that email is the primary way to raise issues with us**
- **Persistent, brutal personal trolling & unfounded accusations/criticism**



Going forward

- Some changes on the committee
- Reduction of committee meetings from 6 to 4 per year
- Single meeting attended by different elements of Ballymore plus reduced nu
- Continued liaison with other LRA chairs



Going forward

- Continued working towards making this the best place to live



Thank you to

- **Committee members who have worked hard on issues**
- **Ballymore's management team for their willingness to engage**
- **Residents who have supported the LRA team**



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Finance report – Emily Homer-Osmond



Finance report

- All funds received were from GoFundMe for Orchard Wharf campaign (£779)
- Payments to consultants £3420 and £1500 (air quality and traffic)
- £2783.32 left in bank account
- Payment still due to planning consultant
- No bank activity since April



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Service charge report – Nick Thompson



Service charge report

- **Enormous amount of chasing of accounts information**
- **Change of personnel at BAML brought some progress early 2021**
- **2019 accounts now available / 2020 account expected September**
- **Appointment of a consultant to examine charges non-productive**
- **Access being arranged to invoices for SC inspection over summer**



Service charge report

- **Overall surplus declared for 2019**
- **LRA secured early return of monies versus BAML proposal of end 2021**
- **2020 – existence of surplus has been verbally confirmed to us**
- **Furlough savings will be declared with 2021 service charge demands**
- **Detailed analysis of 2021 budget by LRA**



Service charge report

- **Many queries about communal energy charges**
- **Open meeting arranged with Communal Energy Partners**
- **Video of that Zoom call available online**
- **Question recently put to BAML regarding the scheme to reduce energy charges by selling excess to the grid – response awaited**



Election of committee



Election of committee

- RA must have a chair, treasurer and secretary to function
- Only leaseholders are allowed to vote in elections
- Voting will be done via a Zoom poll
- Where more than one candidate is in the frame, each will give information on what they will bring



Election of committee

Officers

• <u>Office</u>	<u>Current</u>	<u>Standing for election</u>
• Chair	Diane Young	Diane Young
• Treasurer	Emily Homer-Osmond	Tom Wynne
• Secretary	Michelle Esposito	Yua Haw Yoe
• Service charge	Nick Thompson	Nick Thompson



Election of committee

Heads of subcommittees

	<u>Current</u>	<u>Standing for election</u>
• Living experience	James Duncan/Yua Haw Yoe	J Duncan+Y Yoe
• Communications	Mel Henson	Mel Henson
• Social committee	Neil Blanchard	Emmanuelle Filsjean+Olamide Onajide
• Area developments	Jules Gilchrist	Jules Gilchrist
• Local community	Tim Allen	Wrap into living experience
• Sport/fitness	Sas Sadaat	Sas Sadaat



Election of committee

Heads of subcommittees

	<u>Current</u>	<u>Standing for election</u>
•		
• Building/flat issues	James Duncan	James Duncan
• IT /Technical	Kyriakos Ioannu	
• Parents/kids	James Dawes	



Election of committee

Building reps

	<u>Current</u>	<u>Standing for election</u>
•	Ales Koutny	Ales Koutny
• Amelia	-	Tom Weekenborg
• Astell	Calvin Chew	Calvin Chew
• Bridgewater	Bridgette Lo	Bridgette Lo
• Corson	James Dawes	Judith Watson-Bruhn
• Defoe		



Election of committee

Building reps

	<u>Current</u>	<u>Standing for election</u>
•		Toni Tolpo
• Echo	Toni Tolpo	
• Grantham	Tim Allen	-
• Globe	-	-
• Hercules	-	-



Election of committee

Building reps

	<u>Current</u>	<u>Standing for election</u>
•	-	Mel Henson
• Java	-	
• Kent	Fan Wan	Fan Wan
• Meade	Meagan Foss	Meagan Foss
• Modena	-	-



Election of committee

Building reps

	<u>Current</u>	<u>Standing for election</u>
•		
• Agar	Tom Wynne	Tom Wynne
• Serapis	Vacant	
• Other GLH – Curtis, Rendel, Douglass		



Election of committee

Ordinary committee members

Current

Emily Osmond
Michelle Esposito
Neil Blanchard
Sarah Dogan
Sara Burns

Standing for election

Emily Osmond
Michelle Esposito
Neil Blanchard
Sarah Dogan
-

