

## **MINUTES**

**Committee Meeting 23 May 2022, 8pm**

**Island Social, Globe House**

### **Attendees:**

Diane Young (DY) - Chair  
Yua Haw Yoe (YHY)  
Jules Gilchrist (JG)  
Neil Blanchard (NB)  
Emily Homer Osmond (EHO)  
Mel Henson (MH)

**Apologies:** Judith Watson Bruhn, Bridgette, Calvin Chew, Toni Tolpo, Tom Hill, Tom Weekenborg, Tom Wynne

### **Absent:**

### **Guests:**

Dharmesh P  
Mario and Carmina Maldonado  
Clive Marcus  
Zain Patel  
Philip Gregory  
Ariadna Blanca Ranese  
Juan Antonio Navarro Perez  
Christine Hatt  
Jiannis

### **Special notices:**

Removal of committee members for non-attendance: Fan Man and Megan Foss

Resignation from the committee: Diane Young (chair) gave notice of her resignation from the committee effective after AGM  
Yua Haw Yoe (YHY) is stepping down as Secretary effective after AGM.

Additions to the committee: N/A

DY opened with sharing information from letter from Ballymore re: Residents Association sent to all Ballymore developments.  
It was agreed that we would respond to the email as fully as possible.

DY reported that the wider group of RA chairs had not been active recently.

### **Report on meeting with Ballymore's Managing Director**

25 April –

Service charges (SC) – no info for 2021; no invoices for previous years or statements.

No SC statements sent out , or credits taken into account on service charge invoices

Outstanding debt on service charge – £430k. There are improvements with the introduction of Propman but there are still delays in delivering on commitments

Service charge surgery attended by 35 people.

Managements accounts 1Q 2022 by end May to be posted to leaseholders. Can this also include cost control (under CPI?)

Cost of energy increase – how is this being managed? Freeholder subsidising cost

No price cap for Community energy suppliers; govt under pressure to apply caps.

### **Property issues**

Lifts – Bridgewater and Kent refurbished and look good. Going forward, less expensive to maintain.

Globe, Java letter boxes repaired; numbers for Bridgewater letterboxes awaited – Echo lobby to be refreshed

Cooker hoods – CHAG group to take this forward, RA not involved following agreement at last meeting.

Cracked windows – no clarity yet from Ballymore.

Hot water – no clarity or communication on issues. Issues are not always communal but still concerns over frequency of outages.

Ballymore too quick to blame resident, rather than investigate more, and have a plan to resolve.

Justin has agreed to produce a 'trouble shooting' FAQ for hot water issues

Tower Hamlets investigated complaints from residents, and were satisfied with Ballymore response.

### **Security and Safety**

Recent burglary – possible targeted. Security responded; damaged door repaired quickly. Suggestion of setting up Neighbourhood Watch. Mel to investigate

Doors not closing properly – rectified

Fire action notice – Installed

Modena – entry phone issue ongoing. Echo entry phone resolved.

Lighting improvement in City Island Way to be addressed

Bollards at GLH to prevent illegal parking

BAML discussing poor ticketing with PCN

16 May – GLH car park opening scheduled but delayed

Gym – cleaning; studio floor dirty. Worms in steam room.

Plants in Kent very dry; new plants in garden installed.

GLH and LCI – dead trees to be replaced. New benches in Hopewell Square – agreed they are nice

Communal laundry – to be followed up by BAML

Communal bbq – little garden by Kent facing river under consideration

Cinema – not working; works ongoing to improve reliability. Noted at the committee meeting that it has been shut for many weeks now.

Soda and friends open – very nice

Ballymore comms – trying to improve and to be proactive.

Sports facility – no confirmed date for opening

Cardboard compactor – may provide some income, and improve waste disposal

AirBNB – Ballymore aware; tracking and if 3 occasions, legal action taken

Noise levels – Ballymore gives 3 warnings then legal action

## **1. Minutes of Committee Meeting 22 March – approved**

## **2. Recruitment drive for membership – No update as Calvin absent from meeting**

## **3. Finance update – TW**

No financial transactions

## **4 Sub-committee reports**

4.1 Service charges (NT) – No update

4.2 Property issues (YHY)

Discussed in BAML update

4.3 Area developments (Jules)

Crown Wharf development – consultation next Saturday

Rolling Bridge Cody Dock – opening Saturday 28/5; please support opening

TH and Newham Regeneration 3 bridges over River Lea – plan published

East India Basin – plan for some redevelopment

4.4 Social events

## Social programme update

Jubilee celebration Saturday 4 June, 1-4 pm – activities for children (face painting, pin the diamond, musical chairs).

Volunteers required for putting up bunting and set up games on Saturday.

Confirm times - YHY

Island festival fete – RA will take a table; need a banner.

YHY to investigate

## 4.5 Sports & leisure (Tom Hill) [5 mins] – no update

## 4.6 Local community

Mario and Carmina Maldonado expressed an interest in this area.

Agreed their names would be put forward for the AGM

## 4.7 Communications (Mel) – no update

Townhouses can now register on the RA contact page.

## 4.8 Living experience (YHY)

Gardens being refreshed with plants; improved.

Garbage can be an issue, particularly after events (market)

Cleaning of corridors – complaints that they are not being done; is this building specific?

## 5 Building reports (building representatives)

Echo (TT)

Fixed: one of the vents was making loud noises and many residents raised tickets in April. This was supposedly fixed on 20th May. **I**

**need to verify**, but BAML has actioned.

## 6 AOB

Any issues arising

## Next meeting

AGM - Monday 18th July 2022

Summer break 1st August - 31st August 2022

Monday 19 September 2022

Monday 21 November 2022

Monday 23 January 2023