

LCI-GLA LRA Open Committee meeting

Monday 03 December 2024 at 2000hrs

RECORD

In total, online and in person, there were approximately 45 people present for all or part of the meeting, including a quorum of the Committee.

1) Formal Business

The Committee co-opted Gregory Tirinelli to serve until the next AGM.

2) Informal Discussion

1. Crime

- General feeling among those present that we need more visible security patrols
- Residents please to report all crime they see (however trivial and regardless of whether they have reported it to concierge or security) by calling 101 (999 if danger to life or limb) – the crime stats for the area do NOT reflect reality because there is no reporting and until they do we will not get engagement by the Police.
- RA to engage with Sainsbury's, the victim of a robbery last week, who apparently have not been reporting thefts and robberies.

2. Survey

- The RA is carrying out a comprehensive survey of the views of residents on a whole range of issues. Watch for this in the new year.

3. Access to Health Facilities

- There will be turnstiles to regulate access through biometric analysis (probably face recognition). Building regulation consent awaited before they are installed.
- The issue of the withdrawal of guest passes was raised. To be consulted on in survey. Committee to consider whether this adversely affects certain classes of resident people and to consult on it in the survey
- CCTV has been installed in two lifts. In a few months we will see whether the CCTV has deterred vandalism.
- Key fob access to lifts at LCI, which was raised, would be prohibitively expensive.

4. Communications

- The following were raised as subjects which could be included in a survey:
 - Guest passes
 - Views on use of commercial units
 - Use of LCI.life app: include inductions for general life on the development (which used to happen); introductions to WhatsApp community, introduction to RA, building groups)
 - Future of the barrier
 - Views on future of East India Dock basin

5. Planning etc.

- Ashley Lumsden and Peter Marshall are monitoring these issues for us.
- No update from Orchard Wharf developers after our submissions
- Planning permission for wharf upstream from here by the Virginia settlers memorial
- There are plans for the East India Dock basin – plans but no money! S. 106 agreements (commitments by the developers in return for planning permission) are being considered, the developer in question being those who are hoping to develop Orchard Wharf.
- Who's interested in helping set up a "friends of the dock" group?
- No response yet from TfL to our complaint re poor D3 bus frequency.

6. Finance

- Report from Neil Blanchard: As an update on the Service charge I think it's fair to say we've challenged Ballymore to maintain a fair balance between the interests of leaseholders and staff and negotiations continue. We've also challenged Ballymore to make sure the CAPEX budget is being appropriately provided for, and that their plans for the next year demonstrate value for money. We are continuing discussions with BAML after which we can update leaseholders.
- Sense of the meeting on delay on accounts was that if nothing has happened by year end we should consider taking legal advice either as individuals or collectively – we will go through large amounts are correctly allocated to service charge not freeholders
- There is always a balance between what we want (eg more security) and what we can afford granted pressures on service charge
- We have made detailed comments to BAML on the M&E and other long term contracts they are proposing.

7. Other Matters

- Those with balconies/terraces should check that the wood is not sagging - this should be a warranty issue for freeholder. If the wood is sagging they should report it at once to Dan Cross, who is engaging with the freeholder this month (January).
- More bollards to inhibit illicit parking on east side of LCI to be included in next year's plans – maybe planters would work well if not needed for permitted temporary parking.

- Complaints re noise from neighbouring flats was discussed. If it is loud music then security can speak to them; there can be acoustic problems, which we are stuck with: dragging stuff over the floor is difficult to complain about. Ditto rain against windows! Airborne sounds are easier to complain about; complain and record them on your phone.
- Serapis water ingress issues apparently fixed.
- Reminder to report suspected Airbnb customers and/or letting to concierge.