

LCI/GLH RA

Committee Meeting 28 July 2025

Summary of Decisions

<u>No.</u>	<u>Title</u>	<u>Summary</u>	<u>Decision</u>
1	Responses to Survey of Residents	Chair to create list of comments with proposed outcomes to discuss with Ballymore	Chair to do this. Subcommittee leads to take forward their parts of the survey and Chair to categorise individual classes of responses to fit into subcommittees' responsibilities
2	Subcommittee memberships	Gym/Health/Pool: Toni/Greg/Ben Zohar: Secretary to clerk Gardens: Toni Social: appeal at AGM Legal: Harry	This to be more fully discussed at the AGM. In the meantime :- Gym etc: Toni, Greg, and Ben Zohar subject to his agreement until the AGM Gardens: Toni and YuaHaw, who was co-opted to the committee until the AGM. Social: appeal at AGM; try to organise monthly socials just to meet each other Maintenance (especially systemic issues): for the AGM Legal: Harry to set up a group of lawyers to help us help our constituents as more matters arise
3	Engagement with social housing providers	Are we having direct engagement with social housing providers/RAs?	Some improvement but still some quite serious misbehaviour, particularly Curtis Wyatt and Serapis. We must press Chris/Dan at the next meeting to ensure that all complaints are passed on to the social housing providers and followed up by BAML. And we should complain at every incident and make sure that every complaint is passed on to the provider. Complaints are noise pollution late at night; chucking things from balconies; etc. If complaints are ignored then members should be encouraged to use the formal complaints procedure.
4	Engage with Lea Valley park re East India Basin	Peter please to report	Peter was indeed pleased to report. He sent the Lee Valley Park Authority a picture of the dock basin at low tide, pointing out that they would soon be managing a park not a dock... They replied politely saying - they agreed but had no money. They do have enhancement plans for, e.g., a coffee shop. And when they have money we can help. So this ties into the next item. No point yet in getting an action group or similar together until we have some hope of influencing them – i.e. when they get any money.

5	Orchard Wharf - planning	Peter please to report	<p>There has been a flurry of correspondence. In short it will go forward to the next planning stage. Ther PLA is flexible but maintains its insistence on there being facilities for a working wharf. The LFB and the HSE similarly maintain their objections but are now content for the application to proceed and their concerns to be dealt with in the period between planning permission in principle (“gateway 1”) and detailed consent. To get to gateway 1 will probably be a year or so away. The Mayor’s office has the right to control the PLA but has been somewhat lightweight so far: why does a residential community or the Thames generally need more full-scale industrial “big box” wharves, notwithstanding government policy that in general traffic should be moved from rail to river?</p> <p>Agreed that the critical issue is the fire safety issue.</p> <p>It is to be hoped that a s 106 agreement will include some help for the improvement of the Lee Valley Park.</p> <p>Chair will follow up with a further meeting with the developer, which they had promised.</p> <p>Later we will need to co-ordinate individual objections to councillors on the planning committee.</p>
6	Arrange next regular meeting with BAML	To be arranged. Discuss method of selecting walkarounds and involving building reps more.	Not many issues are unique and the principal purpose is to get BAML people actually on to the ground to see (and smell!) things as they are.
7	Newsletter	Sarabvijay to lead on next edition	After AGM.
8	Location of AGM		Agreed Lantern Room. Ashley to organise security or equivalent at bottom of building and reserve tables (both). When that done Harry will release his reservation at the Copmmunbity Space. Drinks before and after. Mel to do poster when confirmed.
9	Name tags for front-facing staff?	Approved by Ballymore. Are they being worn?	People to report if not seen.
10	Dogs	Pet licences continue to be issued. A dog area is being considered to be fenced. A discussion with Sally-Ann on pet policy. Possible options are: Annual fee rather than one-off to cover the cost of dog-damage; Dog tags; Dog warden; CCTV to identify fouling. Plan and options have been put to us.	Held over till AGM.
11	Film choice	AL to contact Emmanuelle with some suggestions raised.	Chair to take this further and consult other BAML developments. To be constituted a bit more formally at the AGM.

12	Gym services and access generally. Where are the turnstiles?	<ul style="list-style-type: none"> • On access pods, Building Safety Act application needs a design to be submitted. Order placed for design on 13 January. When will design be done? Application submitted. Progress? • Walkaround by committee being progressed after Technogym improvements. • Remind staff via Anna that access is required and entrants should be challenged. • Concerns that staff have no time to check access pending arrival of pods • Evidence of misuse of LCI pool as a result of lack of checks 	<ul style="list-style-type: none"> • Raise with Ballymore the issue that people are not checking access. That is a security Issue. Otherwise held for AGM.
13	Building Reps	For discussion	For Agar add Miles French - then refer to AGM
14	need a social committee	No response from newsletter - we may have to arrange ourselves.	see above
15	lighting	<p>- The exterior lights surrounding Curtis, Serapis, Rendal & Castle Garden are still not in sync with day light, going on 2.5 years.</p> <p>- Extra lighting needed at night outside Curtis, Serapis and Rendal riverside.</p>	<p>We will raise the issue of synch with BAML – again</p> <p>They have done a survey, they say, of lighting – we need to see it.</p>
16	Service Charges - surpluses	Awaited	still awaited
17	Illegally parked cars in and around Harmony	Walk-around with the contractor took place. Further review with contractor was expected. By April next phase of bollards and planters expected.	Continue to review. Planters would be helpful.
18	Induction for new residents	For comms team	comms team to take forward