



## London City Island and Goodluck Hope Leaseholders' and Residents' Association

# Committee Meeting – 16 March 2026

### Attendees

#### *Committee Members*

Ashley Lumsden (Chair)  
Harry Small (Secretary)  
Vikash Jain  
Delia O'Callaghan  
Christine Hatt  
Nic Wilson (joining online)  
Peter Marshall  
Mel Henson  
Greg Tirinelli  
Toni Tolpo (Treasurer)  
Sarabvijay Singh  
Phil Gaertner  
Selçuk Bulut

Apologies were received from:  
Neil Blanchard

*The meeting was held in the Lantern Room, Douglass Tower and opened at 7.30pm*

### Minutes

#### 1. Conduct

Ashley reminded everyone of the conduct requirements in the constitution: to behave with respect and courtesy and to seek consensus in all our considerations.

#### 2. Internal Admin

- a. **Consultations Sub-Committee.** Vikash suggested that we should explore the consultations carried out by Ballymore under section 20. The purpose will be to get the best value for money and the best quality out of the contract works. Gregory also suggested that some work can be carried out internally rather than by contracted. Toni suggested that this could cover the letting of other contracts beyond section 20. This proposal was agreed and suggested that each contract might sensibly be reviewed by committee members with experience. **It was agreed** that section 20 be the initial focus of the committee. **Harry agreed** to ask Dan Cross to report contract tenders to Ashley. **It was agreed that** in the case of existing Sub-Committees they may take contracts in

their remit. **It was agreed** that the new sub-Committee would initially comprise Toni, Vikash, Greg, Neil, Nic, Harry and Ashley.

b. WhatsApp/social media rules

Ashley introduced the rules for the RA's WhatsApp group. Mel suggested that a shorter summary is needed to be pinned to the group with a link to the full rules on the website. The rules and summary **were agreed** and are attached to these minutes.

c. Choice of chat platform eg WhatsApp/Telegram

Mel introduced her research into alternative platforms. She summarised the pros and cons for WhatsApp, Telegram, Signal, Discord and Slack. Telegram offers higher participation limits and a mix of broadcast and discussion groups with strong admin controls and is her recommendation for consideration as the alternative to WhatsApp if the RA wants to consider it. Questions were raised about Telegram's links to Russia and the level of spam on the platform. **Mel agreed** to update the analysis with comments from Committee Members.

3. Service Charge: balancing charge LCI Phase II; s/sheet of s. 22 requests.

Ashley reported on the latest on balancing charges for LCI phase 2 which are still awaited.

4. Subcommittees

a. Films – Nic introduced the paper that had been circulated. He highlighted the recommendation of a 3-month trial of a hybrid schedule of publicly advertised films and private schedule together with some other suggestions as set out in his paper. Decisions on which streaming services would be available or capping numbers of hires should follow after the impact of the trial has been reviewed. The cost of hire would be removed but a deposit would be required to protect use and the state of the facility. The group has also heard about enthusiasm for film festivals. Mel noted that the LCD screens can be used to advertise the new system.

b. Gardens/Landscaping

Christine gave a report on the work of the Gardening sub-committee. She is concerned about the level of neglect and the lack of budgets. Elena has joined the group with Harry and now has regular meetings with Owain Rogers the Landscaping head for all Ballymore sites in London. Engagement with Owain has been productive at fortnightly meetings alternating between walkabouts and desk-meetings. They are now meeting monthly and are about putting in place a three-to-five-year plan. This is being done in phases to avoid high cost and bad planning.

Some areas can now be seen as brown earth areas which is to reduce the evergreen plants down by 50% and some other plants are seriously overgrown particularly by the jetees. Some of the work must be horticulturally led and at the right time of year. So today's priority is feeding and mulching the beds.

There are questions about the contractor, Green Mantle's performance. There is insufficient supervision and the work is sloppy and not horticulturally informed. Estate Manager Caroline is currently checking each day that Green Mantle have cleared up so that the yards men don't have to do this for them. At present the question about how the budget is authorised and spent is unclear. One aim is to make each site more individual and offers variation around the estate.

Overall the plan will need probably 4 or 5 years. A question is whether in future gardening staff should be directly employed with a budget for plants. Also the question of volunteers should be explored. Christine and Elena are compiling a written list of concerns.

Questions were raised about how the contract with Green Mantle has been managed and how things will be improved. There was support around the committee to investigate employed gardening staff. A concern was raised about the irrigation pipes running dry or causing flooding. A survey has been done to check the irrigation but more work is needed. Christine confirmed that she is pushing to get the season-by-season plan.

The committee thanked Christine and her sub-committee for the work they are doing.

d. Gyms

Vikash introduced his paper. He summarised his recommendations that the GLH equipment should be bought from techno gym and then future work needs to be done to renew equipment particularly at LCI. This will include vendor selection such as techno gym or matrix.

e. Pets. Ashley introduced the paper that had been circulated and discussed that the last open committee meeting. Notices are needed but in a better wording. The large children's play area will be fenced. The recommendations were agreed.

5. Newsletter draft expected by mid-April.

6. 2026 Survey – Suggestions to Ashley

7. Social events – Mel reported on the success of social events. Big thanks are due to Lockdown for donating cava as a welcome. 25 March is the next session. 15 May after that.

8. Solar panels – Ballymore are negative about retro-fitting panels on the roofs. Peter questioned the reasons given. Harry will share the details with Peter. Could wind-turbines be used? Peter advised that technology is developing and may in future be of use for specific projects.

9. Lifts – passed to the Maintenance committee. A question raised about stocks required for spare parts perhaps across the Ballymore as some have lead times for four weeks.

10. Beringer (ex-Nebula space) – 29 March opens. Mel will check whether this is suitable for a future social event.

11. Airbnb – short lets need action. Greg has an example of one. Harry to seek clarity on what evidence Ballymore need to take action. Need to encourage more disruptive activity.

12. East London Pride – Sel is chair and Harry as secretary are involved in a new community interest company looking at Pride providing targeted support and make more campaigning. Events are planned all round the year in addition to the main summer and winter events.

13. LCY airport expansion plans. Consultation is open on the larger aircraft and different flight paths. Greg will attend the in-person consultation event at the airport. It was agreed to encourage residents to engage in the consultation.

*The meeting closed at 9.35pm.*