

**Elektron & Switch House Resident Association  
Tuesday 25<sup>th</sup> June 2013 Meeting minutes**

**Attendees:**

**Acting Chair – Paul Wicks**

**Acting Secretary – Geeta Kasanga**

**Acting Treasurer – Marta Diaz de Cerio**

**Other residents from Elektron, Proton, Neutron and Switch House**

**Management company staff: Tony Ulasi, Lulu Frnkova**

Item	Discussion	Action points
1. Welcome	<ul style="list-style-type: none"> <li>- Paul Wicks Chaired the Elektron &amp; Switch house residents association meeting and thanked everyone for attending</li> </ul>	-
2. Update from Tony Ulasi & Ryan Collier	<p>The following long term issues since the development was built in 2008 were raised and are as follows:</p> <ul style="list-style-type: none"> <li>- GMT fluorescent green light on Elektron Tower - This has not worked since the tower was built. Ryan &amp; Tony informed the residents that they have been in communication with Barrett's and were informed that we are currently awaiting a specific transformer for the light to work. In the event that this transformer is not sourced within an acceptable time frame, Consort will source the specific part and send the invoice to Barrett's. The committee were informed that it will be fully operational within four weeks, or by the 23rd of July 2013.</li> <li>- Wind Turbines - The wind turbines have only worked sporadically for short periods of time when the development was completed towards the end of 2008. Due to a technical problems and the structural support of the turbines, they have been turned off for over four years.</li> </ul>	-

	<ul style="list-style-type: none"><li>- Ryan Collier has formally written to Barrett asking them to rectify all underlying issues so that they can be re-commissioned to provide green energy to help power the communal lighting of the development. Furthermore it came to light that Barrett never had handed over any commissioning certificates stating that they were fully operational and met the original brief for the development build.</li><li>- The committee requested the metrics of the solar panels and the wind turbines in order to calculate the benefit to the development. Consort to looking into obtaining metrics data of both systems, which will allow the ROI to be calculated along with their viability and any associated maintenance contracts.</li><li>- Flooding of Garage Floor - Residents have regularly complained about the amount of water that accumulated in the car park. Tony Ulasi stated that the main causes of this were: - heavy wind blowing rain through the gables, faulty pumps in the air conditioning unit, flushing of the power centre and the leaking tap that is used to water the grass and plants on the development. The air conditioning pumps have been repaired, but the outside tap is still leaking and needs to be addressed.</li><li>- Lulu Frnkova provided the residents committee with the drawings which show the development boundary lines, along with the path that the cross rail tunnels have taken along Blackwall Way. (See Elektron_development_boundary_lines.pdf)</li><li>- From page two of the PDF, an area of land that belongs to the development has been identified as a possible site for additional parking spaces. However due to the platform extension of the DLR, part of this space was taken up by a concrete support column. Tony Ulasi will look into how many viable parking spaces could be added to this area of the development. These parking spaces would be assigned for the use of delivery drivers, or people working on the development.</li></ul>	
--	--	--

	<ul style="list-style-type: none"> <li>- Residents also suggested that park of Blackwall Way which has been handed back to the local council, should have a designated Pay &amp; Display area. Currently it is only available to residents with a Tower Hamlets parking permit.</li> <li>- Geeta Kasanga to liaise with councillors at the ward meeting about the possibility of having part of the parking area on Blackwall Way turned into a Pay &amp; Display Area.</li> </ul>	
3. Formal Residents Application	<ul style="list-style-type: none"> <li>- The Chair Paul Wicks notified everyone in attendance that a new website had been constructed along with a proposed constitution. Residents were invited to view the site and give feedback and recommend any changes.</li> </ul>	-
4. Granville Noise Insulators	<ul style="list-style-type: none"> <li>- London City Airport will be expanding to 120,000 movements per year and now has an obligation to provide acoustic sound proofing and air ventilation to properties that fall in its catchment area.</li> <li>- Therefore, Bickerdike Allen Partners working in conjunction with Granville Noise Insulators Ltd to install up to two acoustic noise ventilation units per room for each property in the Elektron &amp; Switch House development.</li> <li>- Communal areas are not covered by the remit and only apply to private properties.</li> <li>- The ventilation units are not there to act as air conditioning units, but are there to ventilate air through a filter, rather than having a window open. The units are installed with a 1 year guarantee from Granville Noise Limited, followed by a 5 year manufacturer guarantee.</li> <li>- Each unit running continuously would cost approximately 2 pence per day.</li> <li>- Granville Noise Limited stated that there initial interest in the air filters was at 52%. For the installation to take place, it would require approval from Estates &amp; Management,</li> </ul>	-

	<p>Properties No 8 Ltd and the Lease Holder.</p> <ul style="list-style-type: none"> <li>- Due to where the units can be installed in the rooms, this would possibly result in the external vents not being symmetrical and affecting the aesthetic look and feel of the building. Furthermore, it would require drilling into the external facade plates on the building, which could result in some of them being damaged. Due to the wind and rain, vents would also require a 3-4 inch cowling to prevent water entering the building and the electrical ventilation system.</li> </ul>	
5. Accounts, Budget & Sinking Fund update	<ul style="list-style-type: none"> <li>- A number of residents requested to know the current status of the sinking fund and the schedule of major works, due to the fact the development is now five years old. As of June 2012 the sinking fund was at £505,000 with outstanding service charges still to be collected from some flats.</li> <li>- The estimated sinking fund as of to date is £621,000.</li> <li>- Tony Ulasi &amp; Ryan Collier informed residents that they had commissioned an independent survey of Elektron, Proton &amp; Neutron Tower. Furthermore, a 10 year feasibility survey of the Switch house has also been undertaken.</li> <li>- The cost of these reports came in at £3,500 and are part of the capital expenditure plan.</li> <li>- Consort will provide the residents association with a copy of these reports and will liaise on the intended schedule of works, along with the cost implications.</li> <li>- Under section 20, we will be notified about the first notice of works, followed by a second notice.</li> <li>-</li> </ul>	
6. Blackwall Way	<ul style="list-style-type: none"> <li>- Geeta Kasanga is continuing to attend the Ward Panel meetings and has been working</li> </ul>	-

Traffic	<p>closely with the local Councillors. The committee thanked Geeta for her persistence in ensuring that the Zebra crossing was installed promptly, by working with the Tory Councillor (Name to go here). The crossing has resulted in a slowing down of traffic and making it safer for residents and users of the local shop.</p>	
7. Neighbourhood Watch	<ul style="list-style-type: none"> <li>- Residents were informed that there have been an increase in the number of police patrols in the area. It was suggested by a number of residents that it would be a good idea for these patrols to regularly call in and liaise with the Concierges. Some anti-social behaviour and petty theft and damage to the development go unrecorded. Therefore, it was suggested that a specific log book is created and maintained by the concierges of the development, which will record all such events. When police patrols call in, they will then be informed of any incidents since their last call, which will allow them to build up a clearer picture of what is happening in the neighbourhood.</li> <li>- Tony Ulasi to look into the possibility of staff joining/working on the Neighbourhood watch team.</li> </ul>	-
8. AOB	<ul style="list-style-type: none"> <li>- Cross Rail: The cross rail boring machines have already passed through Blackwall way and are currently approaching Billingsgate Market and the new Cross Rail Canary Wharf station. There have not been any reports of subsidence or damage to date.</li> <li>- Blackwall Way has temporary been closed at the junction with Prestons road for the Cross Rail Dewatering works. More information can be found using the following link:</li> <li>- <a href="http://www.crossrail.co.uk/assets/library/document/c/original/c305-xrl-z-xbu-cr142-50007_blackwall_way_dewatering_works_april_2013.pdf">http://www.crossrail.co.uk/assets/library/document/c/original/c305-xrl-z-xbu-cr142-50007_blackwall_way_dewatering_works_april_2013.pdf</a></li> </ul>	-

	<ul style="list-style-type: none"> <li>- This has resulted in the removal of the temporary concrete blocks at the junction with John Smith Mews and the change in the flow of traffic. This will be in place until April 2014, at which point the concrete blocks will be replaced, or Tower Hamlets Council will install traffic bollards that will only allow buses through. This will prevent Blackwall Way becoming a rat run and decrease the amount of traffic that comes through the area.</li> <li>- Following on from the damage that was caused by a resident from Elektron Tower to the lift door on the 6th floor, it has been suggested that CCTV are installed in the lifts to prevent this type of incident from happening again. The cost to the development was £6,500 and meant that the lift was out of action for a considerable amount of time while replacement parts were manufactured.</li> <li>- Tony stated that initial enquiries last year into the cost of CCTV in all lifts for the development were high and in the region of £2,000 per lift. However he will compile a number of quotes to see what the actual costs will be and what the cost implications will be for residents service charge.</li> <li>- Joe from Genesis housing stated that he could not see any reason for objection, but would get clarification from his line manager.</li> <li>- Residents also raised the issue of blind spots in the development such as the stair wells. Tony Ulasi will also compile quotes for these areas to have cameras and be incorporated into our existing CCTV network.</li> <li>- It is hoped that any upgrade to the CCTV system in the lifts and blind spots in the development will reduce crime, anti-social behaviour and the damage to communal areas.</li> <li>- Gym equipment: A quote for the equipment was sourced by brokerage company called</li> </ul>	
--	---	--

Motiv8 <http://www.m8group.co.uk/>

- The equipment has been sourced and the upgrade to the two gyms will start within the coming months. The replacement has seen a modest cost increase of £200 per month for the rental of the equipment for a period of 5 years.
- Recycling Bins: Lulu informed the committee that three new recycle bins had been ordered and that they would be taking delivery soon.
- Power & Lighting: As part of the Capital expenditure costs, Tony Ulasi informed the committee that all lights in the development are being gradually replaced with energy saving LED bulbs, internally and externally. Over the next two years, this should see a reduction in electricity consumption for all internal and external communal areas.
- Meter readings from Switch two for each flat will be provided by Tony Ulasi and sent through via email.
- Tony Ulasi has been in contact with Switch 2 about the possibility of introducing direct monthly billing, which some residents and landlords have requested. Initial estimates are that it will cost an extra £45 per flat, per year to implement the new system. Tony will get a formal quote and look at cost implications for the service charge.
- The committee were informed that the bulk purchasing of electricity and gas for the development was done every 12 months by Consort, who bulk buy on behalf of multiple developments. This has helped to keep the price down of power, which results in the current cost per unit of power: Day = 9.6 pence and Night = 6.0 pence
- Rubbish Collection: With removal of free collection of bulky items by the council (Previously 5 free collections per household, per year), it is now the responsibility of residents to call the council and book a collection and pay £15.00

	<ul style="list-style-type: none"><li>- Previously residents signed a consent form allowing Tony use some of their collection allocations to dispose of items left by some residents. This worked for the previous 24 months, saving the development thousands of pounds in fees for rubbish removal.</li><li>- The committee will look at liaising with the local council about how possible consolidated consent from developments and their residents could work moving forward.</li><li>- The high cost of key fobs was raised at the meeting, being that they now cost £25 each. A pack of 10 key fobs can currently be purchased for £40.00</li><li>- The committee were informed that Consort will look into how much their fob provider charges them per key. Tony Ulasi informed the committee that any profit made from the sale of fobs to residents, whether they are new or replacements is put back into XX schedule and benefits the residents.</li></ul>	
--	--	--



ITEMS PREVIOUSLY DISCUSSED

OTHERS:

**Contact details for Acting Officers:**

**Acting Chair: Paul – email: [info@elektronresidents.co.uk](mailto:info@elektronresidents.co.uk) ; Flat 56 Elektron Tower**

**Acting Secretary: Geeta – email: [secretary@elektronresidents.co.uk](mailto:secretary@elektronresidents.co.uk) ; Flat 82, Elektron Tower**

**Acting Treasurer: Marta – email: [treasurer@elektronresidents.co.uk](mailto:treasurer@elektronresidents.co.uk) ; Flat 210, Proton Tower**