

**Elektron and Switch House Tenants and Resident Association
14 January 2014 Meeting minutes**

Attendees:

Acting Chair – Paul Wick

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, Ryan and Jo (Genesis)

Item	Discussion	Action points
1. Outstanding issues from previous meeting	<ul style="list-style-type: none"> - Light down the building – Tony informed everyone that the cable is on order and will be set up soon. - Wind turbines query - Ryan has written numerous formal letters as well but to no avail. - Entrance light at Elektron is now fixed. - Individual meter readings - Tony / Ryan confirmed that meter readings per flat are available (apart from 3 flats). Tony queried meters with very high readings to check their integrity; these have been corrected where needed. Tony informed that residents are not calling the company for servicing the meters when they are asked to. This service is included in the cost – they are paid for servicing 75% of the flats. The service does not include the blue descender – that is the responsibility of the resident. This can be arranged for £165/- by Switch 2. 	<ul style="list-style-type: none"> - Paul will write to Barratts and also the council regarding wind turbines / light. - Tony will give the the meter readings spread sheet to Paul to make available on the website.
2. London City Airport Sound Insulation Scheme	<ul style="list-style-type: none"> - Paul provided an update after his meeting with London City. Tony/Ryan accompanied him? - London City will not proceed without permission from Peverel. Peverel have confirmed their opposition to the installation. - There are 15 reasons not to go for it. Pls. see Appendix attached. - Paul suggested a good alternative which is being proposed to London City. Pls. see details of the proposal (including design) in the Appendix. - London City have asked Tony for breakdown of costs for thermal/glass etc. So 	<ul style="list-style-type: none"> - Paul to provide a graphic design of the alternative proposed.

	<p>seem to be interested at this point.</p> <ul style="list-style-type: none"> - This alternative option once confirmed, will be offered to residents as an opt in. - One resident attending the meeting suggested, air conditioning (the air vents remain hidden in the ceiling). For an approx. Cost of £10k, it was suggested as more viable to cool the entire flat than having one vent through the balcony. 	
3. Resident Assn Formal Recognition	<ul style="list-style-type: none"> - After discussions within the acting committee, it is confirmed that the RA will need to be formally recognised. This will enable to avail of benefits borough-wide / from the council etc. - Paul has been in touch with Hilary Quinn to confirm next steps. 	<ul style="list-style-type: none"> - Paul has sent across the constitution, and membership forms to Hilary. She will need to okay so we are not back to square one if there are any questions raised after having secured signatures. - Hilary is due to reply asap. - Jo (Genesis) will check and get back to Paul if Genesis can sign on behalf of the owners of the flats within their remit. - Once the membership forms are ready, Ryan / Tony will forward them, including an introductory letter, to the owners.
4. New Gym equipment	<ul style="list-style-type: none"> - Old equipment is being sold / sent to charity. - Tony confirmed that the first option is to sell, and proceeds will go to the service charge pot, then the second option is for it to go to charity. 	-
5. Five year refurbishment	<ul style="list-style-type: none"> - Tony and Ryan are meeting with a surveying company to ascertain different options for refurbishment. - The sinking fund will be used to carry out internal and external refurbishments. Tony confirmed that Elektron and Proton are due for internal refurbishments only. - Residents queried that we do not get breakdown of sinking funds and that there must be an industry-wide figure that a development of this size needs to aspire to. There is concern that if an owner sells the flat, s/he will not be taking advantage of the contributions made to the sinking fund. - Tony stated that in his 12 year experience the level of sinking fund contributions is okay. There was some clarification offered – there are cyclical things, like lifts, roofing etc. are elements for which they are also collecting. 	<ul style="list-style-type: none"> - Ryan will provide evidence of why they are collecting what they are. He admitted that this can be done better. - Tony to check the lease whether the door-frame belongs to the landlord.

	<ul style="list-style-type: none"> - The timetable for refurbishment will be about 4 months – should be ready to start in April / May this year. Section 20 notices will go to all residents during the consultation period. All plans will be consulted upon with residents. - All work will be sent out to tender. - General cosmetic changes to the reception can be considered to ensure that the entrance to buildings, especially looks modern. - Once the RA gets 50% sign up from owners, the refurbishments can include improvements to the buildings. This cannot be considered at this point: refurbishment means mere maintenance to current levels. 	
6. Peveral – Gazprom overcharge dispute	<ul style="list-style-type: none"> - Tony and Ryan provided a brief: the agreement with EDF, Gazprom and British Gas is that at the point of expiry – the contract returns to the market rate. At the 12 months point, Gazprom did not send a letter to confirm the switch. They admitted that the commercial department made errors in not keeping track of when the contracts were up for renewal. This is also why the debit / credit notes have not been received by residents. - There was huge discontent – that residents are being penalised for mis-management. Especially since the market rate charged during the period between expiry to renewal (November 2012 to May 2013) was an exorbitant 0.6p per unit. - It is being agreed / discussed with Gazprom that the residents will only be charged the market rate. All refunds can be asked back by cheque within five working days or as balance carried forward. - The head of operations, is investigating the over-charge: all internal departments are being investigated. - In general, the residents raised concerns that the accounts provided were not adequate. There is a 15% increase year on year with no adequate justification. 	<ul style="list-style-type: none"> - Tony / Ryan to keep everyone informed and provide more details on the accounts. - The discussion continues with Paul leading on the issues raised by the residents. - Paul to update in due course.
7. Ward forums – Can do opportunity	<ul style="list-style-type: none"> - The Can Do application for £1k funds to start a local project deadline is 31 Jan 2014. - The RA agreed for the proposed project of ‘grow your own’ involving kids and families on the development. Proposed sites could be outside Elektron Tower near the Barclays Bikes stand) or near Switch house – though there was security concerns raised by Tony. So perhaps the latter option is not the most viable. 	<ul style="list-style-type: none"> - Application sent in for feedback by Geeta - Geeta to update in due course.

8. Neighbourhood Watch, Police and local councillors	<ul style="list-style-type: none"> - Geeta attended the last police ward panel meeting. The police are keen to meet the management company, RA committee and interested residents to ensure the neighbourhood is safe and there are links built with the local community. - Geeta also announced that she is standing for local elections along with Chris Donnelly and Chris Chapman as the Conservative candidates. The residents have to put an X against three names. The elections are on 22 May 2014. 	<ul style="list-style-type: none"> - Geeta to arrange in due course.
9. AOB	<ul style="list-style-type: none"> - There was discontent at the service charge raised by resident in a flat part-owned along with Genesis. 	<ul style="list-style-type: none"> - Jo asked the resident be in touch with him directly to resolve the issues.