

15 May 2015

1	<p>Rydon programme for works in residents flats</p> <p>Rydon presented a spreadsheet of properties. There is concern now that access problems could impact on programme.</p> <p>Immediate queries to be resolved by JJ and CW:</p> <table border="1" data-bbox="244 670 1094 851"> <tr> <th>Flat No</th><th>OTHER ISSUES:</th></tr> <tr> <td>96</td><td>Hoarder / Insanitary – w mental health team- update from Jan</td></tr> <tr> <td>181</td><td>Hoarder / Insanitary – Jan due to visit 19 May</td></tr> </table> <table border="1" data-bbox="244 890 1094 1143"> <tr><td>25</td><td>Waiting for asbestos results – Claire (ordered 18/5)</td></tr> <tr><td>76</td><td>Waiting for asbestos results – Claire (variat ord 18/5)</td></tr> <tr><td>73</td><td>Waiting for asbestos results – Claire (order rais 185)</td></tr> <tr><td>34</td><td>Waiting for asbestos results – Claire (to Ryd 15/5)</td></tr> <tr><td>154</td><td>Waiting for asbestos results – Claire (ordered 18/5)</td></tr> <tr><td>184</td><td>Waiting for asbestos results – Claire (access via LP)</td></tr> </table> <table border="1" data-bbox="244 1182 1094 1474"> <tr><td>86</td><td>Non-Resident Leaseholders -18/5 sent to Rydon.</td></tr> <tr><td>142</td><td>Non-Resident Leaseholders – 18/5 sent to Rydon</td></tr> <tr><td>185</td><td>Non-resident leaseholder Tunde –CW wrote 2nd let</td></tr> <tr><td>61</td><td>Non-Resident Leaseholders – away until 21 May</td></tr> <tr><td>56</td><td>Resident leaseholder not happy</td></tr> <tr><td>156</td><td>Resident leaseholder not happy</td></tr> </table> <table border="1" data-bbox="244 1538 1094 1735"> <tr><td>196</td><td>JJ knocked but tenant not in 14 May</td></tr> <tr><td>172</td><td>JJ knocked but tenant not in 14 May</td></tr> <tr><td>151</td><td>mother not well had a fall waiting for daughter to call to book in</td></tr> <tr><td>41</td><td>travelling abroad - back end May</td></tr> </table> <p>JJ noted that she had heard from 52 and 205 that they were not happy that the TMO did not attend a meeting with residents.</p>	Flat No	OTHER ISSUES:	96	Hoarder / Insanitary – w mental health team- update from Jan	181	Hoarder / Insanitary – Jan due to visit 19 May	25	Waiting for asbestos results – Claire (ordered 18/5)	76	Waiting for asbestos results – Claire (variat ord 18/5)	73	Waiting for asbestos results – Claire (order rais 185)	34	Waiting for asbestos results – Claire (to Ryd 15/5)	154	Waiting for asbestos results – Claire (ordered 18/5)	184	Waiting for asbestos results – Claire (access via LP)	86	Non-Resident Leaseholders -18/5 sent to Rydon.	142	Non-Resident Leaseholders – 18/5 sent to Rydon	185	Non-resident leaseholder Tunde –CW wrote 2 nd let	61	Non-Resident Leaseholders – away until 21 May	56	Resident leaseholder not happy	156	Resident leaseholder not happy	196	JJ knocked but tenant not in 14 May	172	JJ knocked but tenant not in 14 May	151	mother not well had a fall waiting for daughter to call to book in	41	travelling abroad - back end May	<p>CW/ SR</p> <p>JJ</p> <p>CW</p> <p>CW</p> <p>CW</p> <p>JJ</p>
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2	<p>Rydon booking appointments – Rydon to send letters to CW/JJ</p>	<p>LP</p>																																						
2.1	<p>Window works – removal of existing window frames and glazing and installation of double glazed units to externally fitted frames and fitting of trims.</p>																																							

	Installations starting from 18 May – Rydon sent thro letter to CW/JJ. Starting from the top down. Each resident had individual contact from Rydon.	
2.2	Radiator installation programme – dependent on resolution with radiator sizes.	
2.3	Air duct cleaning – 45 mins to an hour, to start in early June.	
3	<p>Surveys and new created bedrooms</p> <p>If residents have created new rooms this will be an issue in terms of the new heating layout and building/fire regs. TMO visited to formalise their arrangements, ie give them permission including the fact they need to dismantle partitions when leave the block – or ask them to remove.</p> <p>Tenanted properties—45, 115, 182 JJ visited 26 Jan. Letter out to residents for response by 20 Feb. 45 and 182 responded.</p> <p>115's social wkr says just accepted another property. JJ to make sure voids recreate as 2bed (remove newly created bedroom).</p> <p>L/hold properties – 105 (received TMO approval 2009), 195 (CW visited 28 Jan) and letter gone to leaseholder as tenanted approach; approval to be formalised.</p>	<p>CW</p> <p>JJ</p> <p>CW</p>
4	<p>Respite flat</p> <p>Flat 145 now available since 6 March 2015, publicised via newsletter.</p> <p>Rydon noted that no-one had been using this as respite yet, but may when internal works start.</p>	all
5	<p>Resident communication – any Rydon letters or notices to be copied to CW and JJ</p> <ul style="list-style-type: none"> Letter about water turn off received belatedly 15 May coffee morning notice 	
6	<p>CCTV – All working, but concerns that the coverage is too great and the quality of images poor.</p> <p>CW to check cctv servicing ordered by colleague. SR has done list of priority locations. CW to chase Alex Bosman for update on servicing.</p>	CW
7	<p>Drainage:</p> <p>Bouygues are reported to be getting a price for their sub-contractor to remedy the drainage serving the office. Meeting of 13 May undertaken given from KALC Proj Mgr to let CW know when they are going to dig/camera so Rydon can be notified for look-see. Likely to be in next 2/3 weeks. Noted final a/c w KALC signed off.</p>	CW
8	<p>LFB and Fire Service</p> <p>SOC to send through outstanding Fire Risk Assessment info as CW's email of 10 April.</p> <p>It is noted that Chubb are due to be on site on 27 April to work on the dry riser. (Post mtg: CW received the cert on 18 May and forwarded to Rydon).</p>	SOC
9	<p>Lift works and Fire Service</p> <p>The programme has changed slightly, in that both lifts could not be run together because of the problems of programming them with different floor levels. This has meant:</p>	ALL

	<p>First lift start Tuesday 7 April, complete Wednesday 29 April Second lift start Thursday 30 April, complete 20 May</p> <p>Handover due at 9.30am on 20 May, with Gerald Honey consultancy rep TMO.</p> <p>Rydon to update the fire brigade with the lift update at completion.</p>	<p>CW</p> <p>SOC</p>
10	<p>Complaints Only issue is the residents group and the posters being put around the tower. TMO looking at strategies to deal with this, Peter Maddison and Cllr Blakeman involved.</p> <p>52 and 205 noted by JJ as complaints, that the TMO did not attend meeting.</p>	
11	<p>Resources: CS is on site 2/3 days a week, Mon- Wed generally. LP now on site full time. Stewart Halibus has been on site 2/3 days a week covering M&E works Danny Osgood on site covering the external/general building work (taken over from Alan Grint)</p> <p>CS and LP visited the nursery, who asked that they do the Ivor Goodsite presentation over the summer when there are older children available.</p>	CS/L P
12	AOB	
12.1	CS noted that Rydon are going to have their coffee mornings again, starting with one on the day of this meeting, ie 15 May from 11.30 – 1pm. These will be maybe weekly or fortnightly. Rydon to advertise locally.	
12.2	Air con to office: Costs now received, awaiting budget head	CW
12.3	CS reported that resident had been asked to produce newsletter re free swimming. CW to check with leisure centre people – Better.	CW
12.4	Lift signage: CW to provide text and artwork to Rydon (done post meeting)	
12.5	Fire doors: Rydon to respond to TMO enquiry about the new fire strips installed by Repairs Direct contractor.	
12.6	Bike stores now in place, can be rented via Janice Jones. JJ said no takers.	
12.7	Artist: Session on Saturday 2 May successful. Further date to be arranged.	
13	Date of next meeting: Wednesday 27 May 2015 3pm at Lanc West office	ALL