

GOLDEN LANE ESTATE RESIDENTS' ASSOCIATION

GLERA GENERAL MEETING

**7.00 pm on Friday 21 April
2017**

Community Centre

**Everyone is welcome for an
update on GLERA including
the proposed building
development works.**

Remember you can sign up to receive updates at
<http://bit.ly/glerasignup> or email glera.secretary@gmail.com

GLERA GENERAL MEETING
21 April 2017
Golden Lane Estate Community Centre

AGENDA

1. Welcome and apologies

2. Minutes of GLERA General Meeting held on 21 February 2017

For approval. Any matters from the previous meeting are on the agenda or can be picked up in any other business

3. Finance

Treasurer's update for information.

4. Priorities for the year

4.1. Major Projects

- Update on Richard Cloudesley School site redevelopment and actions of the working group. Proposal to use GLERA funds to pay for legal advice on the Estate rights of way
- Update on Bernard Morgan House redevelopment
- Update on proposals to investigate shared lease renewal
- Update on Estate listing investigations

4.2. Maintenance and Repairs

- Update on planned works, interaction with the City on maintenance plans, including any news on Great Arthur House, and works on Cullum Welch.

4.3. Governance and communications

- Outcome of recent Elections of Common Councilmen and liaison.
- Website update

4.4. Quality of life

- Community Centre update
- Update on plans for Shed Money

5. Tenant issues & Leaseholder issues

5.1. Update from the Tenants' Forum and meeting concerning housing legislation

5.2. Update on actions from the Leaseholder Group

6. Any other business

7. Future meeting dates

21 April 2017, 7.00 pm	GLERA General Meeting
16 May 2017, 7.00 pm	GLERA Committee
20 June 2017, 7.00 pm	Annual General Meeting

2016-17 GLERA COMMITTEE MEMBERS ARE:

Tim Godsmark	Chair (chair.glera@gmail.com)
Julie Crofts	Secretary (secretary.glera@gmail.com)
Vernon Ashford	Treasurer
David Cox	
Valerie Davies	
David Kreikmeier-Watson	
Maria Prior	
Giles Rose	
Fred Scott	
Nick Sharp	

**GLERA General Meeting
21 February 2017**

Minutes

Present:

Mark Bostock
Karl Donovan
Annie Driscoll
Billy Mann
Jane Carr
Paul Lincoln
Bev Blytheway
Patsy Cox
Deborah Cherry
Nathalie Malinarich
Sue Pearson
Anne Corbett
Azar Djamali
Maria Prior
Joan Flanders
Steve Stevenson
Peter Luckham
Vernon Ashford
David Cox
Sarah Batty-Smith
Jean J Charles
Tim Godsmark
Julie Crofts
Charles Humphries

1. **Apologies** received from David Kriekmeier Watson, Nick Sharp, Giles Rose.
2. **Minutes** of the General Meeting held on 13 December 2016
Approved.
3. **Finance**

New signatories to the GLERA bank account were now set up which meant that outstanding payments could shortly be made.

4. **Priorities for the year**

4.1. **Major Projects**

Richard Cloudesley School site

Basterfield House resident Charles Humphries had asked to speak to the general meeting about the proposals concerning the Richard Cloudesley School site as residents were concerned about the speed with which proposals were being taken forward (with preliminary information having been shared at the recent estate open day) and with inadequate time for consultation. In summary:

- A two-form entry primary school, plus nursery places (c 420 children when filled) rather than one-form entry as originally proposed.
- c70 flats with up to 200 residents at three times the density of occupation proposed by the London Plan
- 14 story building for flats overlooking Golden Lane.
- School Hall to be built separately from School about six feet from entrance to Basterfield House and access road (only emergency road for that side of the Estate) to become the main entrance and at a significantly higher height than usually necessary for purpose.
- Site comprised Islington and City land, including the wedge currently separating Basterfield House from the garages by the access road.
- Only shown a 'block plan' at present but many issues for residents and for the Estate generally and plans were being brought forward with a very limited opportunity for consultation.

Members considered the presentation, with the following comments:

- Is the curtilage listed?
- What are the plans for school hall usage out of hours, given that there are sports facilities and a community centre already within the Estate?
- Will the flats be managed as part of GLE therefore what consideration has there been on demands of GLE amenities (including, for example, parking and shed usage).
- Is this not an opportunity to green the area more effectively? Where is this in the plan?
- Agree that sites should work in harmony especially if housing is to be managed as part of GLE but concerned about lack of relationship in plans so far shared.
- Query demand for two-form entry places (whilst recognizing value for money impact of two form entry over one form)
- Appropriateness of the 14 story block for residential accommodation, especially given that there is a sale for private housing of Bernard Morgan House just a few hundred metres away.

Action: Members unanimously AGREED that Charles should chair a GLERA sub-committee to lead on representations of residents' concerns about the proposed development. Anne Corbett, Peter Luckham, Bev Blytheway and Julie Crofts to contribute to this committee and members invited generally to a meeting at 4 Basterfield on Monday 27 February to consider next steps.

Bernard Morgan House site

Chair updated that had opposed demolition of the building and this had led to a current stay in plans to demolish. Group of residents were also working on challenging the encroachments of this building work. Noted that there appeared to be some laying out on the pavement of possible pipe routes, but unsure of connections or proposals at present.

Estate listing

Fred Scott had investigated with with assistance from Fred Rodgers had investigated this. Aim was to get from approximately twelve listings to one. Working on a current proposal, but FR not immensely hopeful given the very small number of buildings that achieved 2* listing.

Lease renewal

Leaseholder members asked to complete the forms to indicate that they would like to work collectively on lease renewal and that this should be undertaken by the Leaseholder Group. Anne Corbett (chair of the group) had met Jacquie Campbell who indicated a willingness to work with residents in a group to review the leases and assist in making changes and extensions.

4.2. Maintenance and Repairs

Tim Godsmark reminded members of information about schedule of works and likely costs obtained from Paul Murtagh. Discussed the value for money point about the work on GAH. What scope is there to push for liability on the increasing cost and then to challenge the service charge. 100% of cladding of GAH is probably wear and tear. If we wish to argue mismanagement, then do we have any grounds to challenge the costs charged? Partly depends whether we are arguing that this is the architects' liability or that of the City. We are still waiting for answers on queries on concrete strength and impact in case of gas blowing.

Actions

- Tim to obtain relevant housing committee minutes from Liam Gillespie and update on news about delays to GAH and likely completion time (for next general meeting)
- Tim to ask Paul Murtagh for oversight of specifications before circulation?
- Investigate setting up a GLERA/City officer working group for oversight.

4.3. Governance and communications

Website

Paul Lincoln reported that he and Nick Sharp had met to discuss work to improve GLERA visibility on the Golden Lane Estate website. They suggested an editorial panel to manage content, including moderation of website posts. Agreed that moderation of posts should effectively then be anonymous.

Action: potential editorial panel members to let Paul know.

Keeping in touch

JC suggested no longer leafleting all of the flats because of the burden of doing this on one or two people and the volume of paper in comparison to the number of people actually attending meetings. Noted that to agree to this would require the agreement of all at a general meeting, so could bring this forward to the April meeting. If there were block representatives willing to collect and deliver papers, this would make the process less intensive and only agenda (rather than all papers) could be delivered and copies of full papers available at the meeting. Members were urged to share email addresses to be kept up to date.

Action: consider alternative approach to papers delivery at next general meeting.

4.4. Quality of Life

Community Centre update

Sue Pearson reported on the Community Centre Group's activities. Planning permission given for alterations including double glazing. Sue had applied through GLERA for a City of London small grant to cover the cost of a feasibility study into the community centre's management (rather than assuming this would be the responsibility of the Estate Office). The group were preparing a brief for the study. Architects had produced detailed designs which would be open to a consultation event. Likely that the centre would close in June/July 2017 and reopen in January 2018. Bookings in the meantime could be made via Laurence and Jade in the Estate Office was very positive and keen to help in community events. Noted that by having the centre used for social and community rather than commercial use, it should see a significant reduction in business rent. The Centre did need to be run as a sustainable social enterprise.

Use of Shed Money

The Chair reported that the view of Shed money was that it was a three-year rolling fund, of which only 20% was used on the Estate, with walkways and garages being covered by some of this fund. Queried the reasonableness of this arrangement, given no formal notification given to residents about the limited amount of funds going into estate projects (c £17k from a pot of just under £100k).

Actions

- TG write to Liam Gillespie to clarify the position relating to Shed money and notification of the rolling 'off' of this fund.
- Residents to come up with suggestions for Shed money usage.

5. AOB

Chair had received an email from the Golden Lane Fitness Centre proposing shorter Sunday hours and requesting any views about this. Recommended that information go on the GLE website for people to respond to the Fitness Centre.

Minutes - GLERA Committee Meeting

7 pm Tuesday 21 March 2017

Venue: Community Centre

In attendance: Tim Goldsmark (Chair), Vernon Ashford (Treasurer), David Cox, David Kreikmeier Watson, Maria E Prior, Fred Scott, Nick Sharp (acting minute-taker)

Observing: Azar Djamali, Joan Flannery, Anne Corbett (reporting on behalf of Leaseholder group)

Apologies: Julie Crofts; Giles Rose

1. Minutes of previous meeting

David Cox highlighted that under 4.2 the reference to 'gas blowing' should be amended to 'gas pressure'.

Azar Djamali requested that the question asked by a resident at the previous GM: 'Why is the cost of the Great Arthur House window replacement rising, and the delay escalating?' be specifically minuted.

With these amendments, the Committee agreed the minutes.

2. Finance report

Vernon Ashford reported that Natwest had lost Tim Godsmark and Nick Sharp's mandate forms. TG and NS had filled in new forms and VA is chasing them through the system.

Service charge example paperwork: VA reported that Hatfield and Stanley Cohen invoice examples had not been collected from residents.

Bank balances: The General Fund balance is £4,663 after projected expenses of £276, and the Leaseholders Reserve Fund has £20,908.

Film payments: VA reported that between £50 and £650 had been received by GLERA in each year between 2007 - 2015, but that none had been received in 2015/16/17.

Action: VA to follow up with CoL staff, including the Film Unit and Liam Gillespie, to work out if GLERA is due additional funds from filming.

DC informed the meeting that GLERA had previously received funds from the St Luke's Charity,

and suggested that GLERA might begin fundraising from local charities. The committee agreed that it was important to have a clear reason to fundraise before asking for contributions.

DC also suggested that some Leaseholders / Residents might like to make voluntary contributions / donations to help fund general expenditure. eg. copying minutes and distributing them etc.

3. GLERA Priority Areas

3.1 Major projects

3.1.1 Richard Cloudesley School Site

TG updated the committee on the progress in GLERA's engagement around the Richard Cloudesley School site, for which a two-form-entry primary school and 70 social housing units are planned, including in a 14-storey tower-block. TG updated that the City has put out an OJEC notice (a request for building tenders), which suggested that the City must already have detailed plans already (which haven't yet been shared).

A GLERA subcommittee led by Charles Humphries has been working on our response to the latest plans. The Committee discussed the issue.

Fred Scott showed the Committee his alternative proposal for the area which involved a repositioned block nearer to Hatfield House. David Kreikmeier-Watson made clear his view that GLERA needed to be clear that they are not 'NIMBY's, and welcome the additional social housing; additionally that GLERA should be constructive about putting forward alternative plans. DC made the point that introducing a basement level on the site would not just fit in with the existing character of GLE, but would offer significant additional accommodation.

Azhar updated the Committee that local architects had agreed to hold a charrette (a focused day of design activity) on 4 April. Any local residents are welcomed to attend.

3.1.2 Bernard Morgan House site

TG updated that the planning application had been delayed until May.

DKW updated that when he was Chair of GLERA he had been in touch directly with the BMH developers (Taylor Wimpey) in order to ensure that contractors were informed about their responsibilities to local residents. TG agreed that engagement with the developers directly was important.

3.2 Maintenance and repairs

TG reported that he had been in touch with Paul Murtagh about ongoing issues and is awaiting a response. DC reported that Peter Luckham had received a repairs report for Basterfield House.

DC reported that Paul Murtagh had agreed to putting a maintenance contract out.

Action: TG to write to Paul Murtagh and Jacqui Campbell, and copy to all members of Housing Subcommittee in to raise issues on maintenance and repairs, including Stanley Cohen.

DC asked for the Committees agreement to approach P.Murtagh on behalf of GLERA for copies of the recent Condition Survey for all parts of the Estate , and the repair proposals. A previous request by the Secretary had been unsuccessful. P.Luckham had now received copies for Basterfield.

DC said two significant current issues were Stanley Cohen and Cullum Welch. At Stanley Cohen the ground floor fill and parts of the lower structure had subsided significantly and whether there was an Engineering Report on the possibility of subsidence affecting the rest of the structure. The area is underlain by old and sometimes deep basements.

At Cullum Welch there was a problem with the possibility of future salt attack on the newly repaired concrete. GLERA have so far been unable to get an agreement not to use salt on the repaired structure, only an agreement to carry out a trial. Many of the new repairs were not being specified to resist future salt

Action DC to ask for Reports.

VA asked about drainage maintenance (after seeing badly blocked drains).

DC said the P.Murtagh had said drainage maintenance would be reinstated (at the GLERA meeting with Ald.D.Graves) but nothing had yet happened.

3.2.1 Estate Listing

FS reported that little progress had yet been made, but that he had spoken to Henrietta Billings at SAVE about how this could be progressed. He also will get in touch with the Twentieth Century Society and report back at a future meeting.

Action: FS to update on progress at next meeting.

3.2.2 Concrete Testing

VA reported that the Cullum Welch concrete testing had resulted in the planters being able to be repaired, but that the concrete balusters will need to be replaced.

Action: VA and TG to seek out the 1988 letter that made reference to a structural defect in Cullum Welch and make representations to Jacqui Campbell at the City of London about whether this could be a reason to reduce any costs.

3.3 Governance and communications

NS updated on the website and mentioned that a website subcommittee meeting will be held next Tuesday 4 April downstairs in the Community Centre.

3.3.1 Block reps and minute distribution

Committee discussed the idea of not circulating full papers for GLERA meetings. For the time being the Committee agreed to circulate the full papers and work out a communication plan for future meetings. Committee noted that changing the paper distribution would require a change in the constitution.

Action: NS to look into Data Protection regulations and work out if GLERA needs to register

3.4 Quality of life

3.4.1. Community Centre update

TG reported back on the architect workshop which took place on 18 March 2017. Questions were raised around where the Estate Office would be located; and if relocated to the Community Centre what would happen with the old Estate Office.

VA updated on the progress of the Community Centre CoL grant application, which Committee had agreed could be made via GLERA on behalf of the Community Centre group. VA had provided the Constitution and other information to CoL. VA reported that according to Sue Pearson, GLERA had provided the relevant information to the CoL; but that as yet no response had been received.

3.4.2 Shed money

TG reported that different CoL officers give different information on how 'Shed money' is used.

TG reported that he had asked for residents' proposals on the GLERA website and received two..

VA informed the meeting that, to his knowledge, there was no legal basis on which leaseholders could be charged for shed money.

Action: TG to send the CoL Legal department a letter to say that GLERA intends to take CoL to the County Court if they do not receive a response within four weeks.

4. Tenant issues & leaseholder issues

Anne Corbett joined the meeting to update on the Leaseholders Subgroup, which has so far held three meetings. The subgroup is keen to gather the views of all leaseholders around common issues, for example lease extension and amendments to leases should the curtilage of the estate be affected by the Richard Cloudesley School site. [AC reported that the CoL had to change all the leases on the Middlesex Street Estate when the estate was modified.]

AC reported that she is planning to run a Leaseholders' Subgroup meeting at 6pm on 18 April (directly before next GLERA General Meeting), and then update at the GLERA general meeting.

5. Any other business

5.1 Voting

VA asked the Committee to encourage turnout on Golden Lane in the upcoming Common Council elections.

5.2 Tenants' Forum

FS asked that we extend another invitation to the Tenants' Forum to attend GLERA meetings.

Action: DKW to extend another invitation to the Tenants' Forum

Meeting drew to a close at 9.15pm

6. Future meeting dates

18 April 2017, 7.00 pm

General Meeting

16 May 2017, 7.00 pm

GLERA Committee

20 June 2017, 7.00 pm

Annual General Meeting