

Minutes of The Committee of Sinclair Residents Association 14.09.2016
Present : Mercedes, Niall, David, Jean-Baptiste, Basil and Rosina
Apologies: Pamela and Alan

Minutes from the previous meeting were approved.

The notes from the recent meeting with DCPM were taken as an agenda list

Asbesto's Survey. David talked us through the research he has carried out on this subject and referred to the email he had sent around committee members. The buildings went up between 1999 and 2001. The Health and Safety Executive advice states that any buildings prior to 2000 require the "duty holder" (that's the house owner) to provide a survey relating to any risk of asbesto's being present. A "management survey" is the most basic form of survey and involves an experienced surveyor visually inspecting the property (the HSE offers an example of what should be on a good standard survey and David will advise DCPM that we as a committee would recommend using this format and that electronic copies should be made available to at least the committee if not all householders to ensure it can be carried forward if there is any change in factor). It is important to note that if any repairs or works are to be carried out in that require disturbing the fabric of the building i.e roof repairs etc a more intensive survey for asbesto's a "refurbishment survey" would still need to be undertaken. It was agreed that the survey does need to ahead.

ACTION : David will email DCPM with this committee decision and request they follow the procedure recommended in the HSE guidance.

Fountains. ROSina has made 2phone calls and one email to Watergems and received no reply from them to discuss the fountains work. She therefore concurs with James that they for some reason have no interest in picking up the work. Two other companies who were contacted said they would not undertake maintainance work and recommended Watergems! This means the proposal to maintain the fountains as functioning is no longer an option. The cost of completely removing them as a feature seems prohibitively expensive and it was felt by the committee that there was general agreement at the last AGM that it is nice to have them as a central feature in the gardens- so this option was also considered nul and void.

The committee agreed to therefore go forward with the third option of retaining the structure of the fountains. Planting them up. Keeping the filials. Keeping the spotlights if possible (Basil wondered if the electrics for this was somehow compromised by the water pumps which are in the same casing) and sealing of the pumps and water supply. It was felt this shutting down of the system would allow the possibility of refurbishment at a later date if residents wished it or a company could be found to take it on.

ACTION: Basil will communicate this to DCPM

Lighting. Ongoing slow response to repairs. Outstanding issues were raised at The meeting with DCPM and are minuted by Pamela. Rosina raised the issue that an official letter of complaint must be submitted to DCPM if at a future date anyone wants to put in a complaint to the HOHP - factoring ombudsman. It was not felt generally there were grounds for this over the astronomical clocks fiasco although it has been an extremely frustrating saga.

Seagulls. James has been asked to furnish two further quotes from seagull removal company's. Basil confirmed the closing date for DCPS to organise to do it is Jan 2017. However there was some discussion around the urgency to let them know if the Hawks have to be hired as well as egg removal and it was agreed that if Satisfactory alternative quotes are not in by the next committee meeting we will go ahead and authorise it. It was noted that there is no definitive research for what is most effective in removing these pests and that it has been agreed we need to try some method.

ACTION : Basil will link with DCPM on this issue

Guttering. There have been some complaints re weeds growing out of guttering. A photographic survey of gutters and roofing repairs was carried out a couple of years ago and still unclear if all of the problems noted on this were solved. Are DCPM still working on the problems identified by this? Does the survey need to be repeated? It was agreed that this is still the most cost effective way to address the problem as general gutter cleaning is extremely expensive for the site due to scaffolding being required.

ACTION Rosina to contact James and check if he knows about the previous survey and what the recommendation was for how often it needs repeated.

General Maintainance : Agreed to continue to work through the list. Stair cleaning discussed. Still some concerns re poor quality of the new provider. Each resident should continue to feedback directly to James.

ACTION: Mercedes will continue to update list.

Website: Niall still to contact Chris re Domain Name being transferred. Agreed Residents list to be scrapped and move to using a forum board. This should make it easier for people to find their chosen topic area rather than endless email threads. everyone would need to sign up afresh for this and we would need to let people know the email system was ending.

Committee mailing list discussed and agreed best to continue this communication by email.

ACTION: Niall agreed to move the site across by the next meeting. He will then ask DCPM to add the information re the change to the next newsletter.

Alternative Factors: Rosina has begun to contact some of the alternative factors suggested. She has requested information from James regarding the insurance cost and claims record for the estate but hasn't received this yet. Suggestions to use in the process of assessing new factors performance is to ask for testimonials from existing customers and use google complaints listings. With the help of Gill we will hopefully have the necessary information for the AGM to consider which factor to use.

Next Meeting : 3rd Nov 2016 at 7 Sinclair Place - Rosina & JB's house