

NORTHWOOD HALL

Residents Association

Minutes of the Meeting held on 5 June 2014

Present: Mark Blacklock, Val Hall, Kate Calvert, Gwyneth Isbister, Gerald Leach, Mary Openshaw, Anna Rose, Michael Wieder, Helen Amadi Axelsson, Leena Bedri, Roger Bower, Chris Beecham, Graham Cutts, Grace Dempsey, Shelagh Edge, Araripe Garboggini, Adriette Myburgh, Lesley Pearson

Apologies: Jo Moody

Update on Building Works

Having postponed the meeting from 4 June so that we could hear the latest on the building works, we were disturbed that the information given by Canonbury to Michael (the director reporting to us) was not borne out by realities on the ground at NWH. The committee will work with directors to clarify the situation and then issue a detailed newsletter on the works. In the meantime we can confirm:

- The flat surveys have restarted and should always be carried out by two people, a representative of Parker Bromley and a representative of Canonbury. As the surveys were originally due to be carried out by Parker Bromley only, an extra wage is now involved and we will clarify how this is being financed in the newsletter.
- There is flexibility in the positioning of the heat exchanger but it will not be the model that was demonstrated by Ian Green of SAV Systems at the public meeting on 9 April 2013. We are chasing for the new dimensions.
- Floor areas in your flat covered with concrete screed do create a difficulty for pipe laying but where you have floorboards the pipes can certainly run under them.
- The work in flats will not now be completed until March 2015, a delay of eight months. This means that we have to go through another winter so the new boiler equipment will be installed first and temporarily connected via a plate heat exchanger to the old pipes to ensure we have heating and hot water.
- The new cold water supply will not run alongside the existing one (which has separate droppers serving kitchens and bathrooms) as was originally advised to leaseholders in the specification document. It will run alongside the new heating pipes and enter each flat at one point for subsequent distribution to the kitchen and bathroom.
- Partly as a consequence of hitting a buried gas pipe (see below), the new heating pipes will now run along the corridors rather than rising vertically. A sample pipe run will be installed in a first floor corridor for residents to inspect.

Gas leak

On 4 June at approximately 1100, Parker Bromley workers drilled a hole in the concrete screed beneath the corridor of the 7-13 wing to the left of the front door of Flat 5-9. They breached a live gas pipe and the building was evacuated pending resolution of the problem. As the pipe was in the communal area and was old, it was suggested that it was part of the original block supply system and that the old system had not been fully disconnected by the National Grid contractors who installed the new system. This was incorrect.

Mark had a look that evening when the supply to 5-9 had been cut off and the pipe had been revealed by further excavation (it was not fully visible at the time of the leak), and could see from its diameter that it was part of Flat 5-9's internal supply rather than anything to do with the block supply. He surmised that it ran from the meter to the master bedroom; these rooms were fitted with gas fires when NWH was built although most have been taken out over the years. It is not known why the pipe ran underneath the corridor rather than within 5-9 and Parker Bromley had no idea that it was there.

Both National Grid and Parker Bromley acted properly throughout. Indeed, National Grid has gone beyond the call of duty by lending the resident of 5-9 electric cooking rings so he can cook while his landlady (our member) arranges for a new gas pipe to be installed from the meter in 5-9 to the kitchen hob.

Security – we need to pull together

A resident had his new motorbike stolen; a resident's van, five garage doors, a junction box and the Parker Bromley site office were sprayed with graffiti; depictions of male genitalia have been carved into the wooden panels behind the lifts on the ground floor, on a first floor lift frame and on the lower staircase balustrade; someone has been urinating in one of the fire escapes and other people have been smoking in them; dogs have been defecating in the garden – unpleasant for adults and downright dangerous for young children. Please, please, please pay extra attention to security. This is our home and should be our sanctuary. So at the risk of sounding nannyish:

Don't let people you don't know into the building; don't prop external doors open and leave them without someone to guard them (e.g. when moving things); report anything suspicious such as an angle grinder being used late at night in the side car park (this is how the motorbike was stolen); ask dog owners who don't live at NWH to take their animals elsewhere to do their business or, if the owner and animal are aggressive and you think it unwise to approach them, report the date and time to the committee.

Graffiti

Kate said she thought Haringey Council had a graffiti expert who could identify the culprits from their tags but the Council says not. Can any member advise on this? It has been suggested that perhaps British Transport Police has a graffiti unit. Help here would be greatly appreciated. Kate will also investigate further.

Front glass door – post-meeting addition to minutes

Shortly after the meeting, the left hand panel (looking from outside) of the front door shattered as Joyce was cleaning it and she was lucky not to be seriously injured. Clearly it had been hit previously resulting in a fault which then shattered with the application of slight pressure to clean. The most likely cause will have been a large object being manoeuvred such as a supermarket delivery trolley. **This is why we have a goods entrance and lift so please use them.**

Some good news for a change – get together with your neighbours at the summer social...

Deborah could not attend the meeting but sent a message suggesting a summer social event in the garden with which we heartily agree. As you can see from these minutes, committee members already have their work cut out so we need as many hands as possible to help Deborah organise the event. If you can help, knock on one of our doors or email: committee@northwoodhall.co.uk.

... and enjoy the glorious weather but clean up afterwards

Now that the barbecue/picnic season has arrived please be considerate of your neighbours by tidying up and disposing of your rubbish in the big bins by the rear gates rather than filling the small bin in the garden so it overflows.

Graham Cutts – thank you

After 18 years, Graham has stood down as a key holder. He also served for a 10-year period as Chairman of the RA. We would like to thank him for his dedication and service to NWH residents on an entirely voluntary basis. We wish him well in his NWH retirement. New arrangements for the key holders will be discussed at the next meeting.

AOB

- Key pads have appeared on the bike sheds without any notification to the RA. We are investigating but your keys still work.
- The June service charge bill has still not arrived, Canonbury has been chased.
- Our mice seem to be outside enjoying the weather but now cockroaches have been seen on the lower ground floor. We will ask the directors to ask Canonbury to quote for including cockroaches in the pest control contract.

Leasehold extension meeting: Tuesday 17 June, Lobby @ 1930

Next committee meeting: Thursday 3 July, Flat 6-16 @ 2015

Email: committee@northwoodhall.co.uk

Website: www.northwoodhall.co.uk