

ONE WARRINGTON GARDENS MANAGEMENT COMPANY LIMITED

GENERAL MEETING TUESDAY 16TH SEPTEMBER AT 7PM
HELD IN THE FOYER OF THE BUILDING AND BY ZOOM

Attendees:

Name

Dr M Dwek Chair

Mr & Mrs F Cury
Mr R Siegler
Mr R Philips
Mr T Bowden
Mr A Shridhar
Mrs D Fowler

Mr B Fabris

Mr O Sampson-Bancroft Managing Agent
Ms L Pearce Managing Agent

Apologies

No apologies were received

The meeting commenced at 7:05pm

1. Management Board

The Chair thanked everybody for attending and opened the meeting.

2. Accounts year end 2024

It was confirmed that the budget had been sent to all leaseholders and hard copies were handed to those attending who requested. There were no comments relating to the year-end accounts.

The Chair explained that the buildings finances are being closely monitored and confirmed that the financial priorities are fire related items such as the common part fire doors and fire compartmentation throughout the communal areas. Next on the list would be the West lift and then the garage gates.

3. Update on External Refurbishment Project

The Chair provided an overview of the status of the funding application. The cladding renumeration consultant's weekly updates will continue to be shared with leaseholders.

It was explained that there are recent changes in relation to the government department that will be handling the process going forward. The fund is being ported across from the CSS to the BSF, on the government's instruction. It is hoped that the application will be automatically transferred across and that this will not delay the funding process.

In addition, it was highlighted that as yet there has been no guidance from the government departments as to who/which leaseholders will potentially qualify for the funding. The cladding consultant is chasing both the CSS/BSF for an update as they have yet to respond to previous requests relating to this issue. Any updates from the cladding consultant will be shared with leaseholders.

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It was further confirmed that the tenders from the potential contracting teams are being reviewed by the surveying team (Harris & Associates) and it is hoped that the review will be sent to the OWG Board for consideration in the coming week.

4. Any Other Business

- **Flat Front Doors & the Fire Regulations**

The Chair highlighted the importance of the fire regulations and the block's priority for the fire doors and compartmentation works to be carried out as soon as possible. She further reiterated that leaseholders should arrange for their own flat doors to be inspected and any remedials carried out as soon as possible.

Mr Seigler raised queries regarding the flat doors and Lynette from WBM outlined the process and confirmed that details had been sent to leaseholders via email. She further advised that following some research that one team had been recommended to assist leaseholders as they provided the appropriate accreditation were reasonably priced, and that their details were being shared with all. Follow up emails and a letter will be sent by WBM to all leaseholders reiterating the information.

- **Installation of L5 Fire Alarm**

The Chair reported that she had made and managed the application for government funding for the installation of the L5 fire alarm system. The application was successful, and the block was awarded funding to cover the full installation costs.

This funding does not extend to any associated costs for the waking watch.

Leaseholders who have already paid the Section 20 invoice for the installation of the fire alarm will be refunded, with the adjustment reflected in the next service charge invoice.

Although the process was lengthy, the outcome represents a significant cost saving for the building – both in terms of no fees incurred by instructing a third party and in the recovery of the cost of the installation.

- **West Lift Refurbishment**

The Section 20 process for the West lift refurbishment has been paused.

Leaseholder funds will instead be directed towards higher priority works, specifically fire doors and compartmentation.

In response to a query from Mr. Philips, WBM explained that the West lift is increasingly unreliable due to its age, with parts becoming difficult and uneconomical to source. While some parts were retained from the East lift refurbishment, many critical components remain at risk of failure with no viable replacements.

- **Car Park Gates**

A recent service inspection highlighted potential long-term concerns regarding the functionality of the car park gates.

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The gates passed inspection but may not continue to meet regulatory standards given their age and configuration.

If the gates fail, parts may not be available or cost-effective to replace. The gates will continue to be monitored, with the hope that no major works will be required in the immediate future.

- **Main Glass Entrance Doors**

Mr. Philips raised concerns regarding the security of the main glass entrance doors. WBM confirmed that the door magnets have been replaced and that the strongest available have been installed. Replacement of the doors may be considered in the future; however, due to the significant cost and the fact that the inner doors remain locked with fob access, other urgent projects take precedence at this time.

- **Car Park to Lift Lobby Door**

Mr. Philips queried why the door from the car park to the lift lobby is no longer locking. WBM and the Chair advised that this change followed instructions from the London Fire Brigade (LFB) and the Fire Risk Assessment (FRA).

- **Flat Intercom Issue**

Mr. Philips reported an intercom fault. WBM confirmed that Adept Communications will be instructed to attend and assist.

- **Rubbish Issue**

It was noted that rubbish bags are being left in the corridors at weekends and at all hours of the day, contrary to the building rules. This presents a fire risk and hazard, and in the event of inspection could lead to immediate enforcement action. In addition, the rubbish is unsightly and causes unpleasant odours.

Letters will be sent to leaseholders advising that a penalty system will be implemented with immediate effect, and charges will be applied for unattended rubbish.

- **Porter Coverage**

Porter coverage was discussed, with all present agreeing that Rufus is an asset and commending his performance and work ethic.

The Chair advised that the current budget does not allow for changes to cover or hours but confirmed that this may be reviewed in the future.

It was noted that once the cladding project commences, additional porter coverage may be required.

- **Food Delivery Intercom Issues**

Mr. Bowden raised concerns about frequent late-night calls from delivery drivers mistakenly buzzing his flat for food deliveries, not only for residents but also for neighbouring buildings.

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Other attendees confirmed this is an ongoing issue.

It was agreed that a notice will be placed at the entrance and intercom panel advising delivery drivers to only buzz the flat number of the order recipient.

There being no further business, the meeting concluded at 8:15pm.