

HALL & BRAITHWAITE TOWERS RESIDENTS MEETING

11 DECEMBER 2023

ATTENDEES:

Janet Price, resident
Peter Magnavacca, resident
Zohra Lkaderi, resident
R G Hutchins, resident
F Sansjurjo, resident
S Clayton, resident
B Alimoradian, resident

Councillor Melvyn Caplan
Diane Volpi, WCC
Edith Brannigan, WCC [Notes]
Angela Hansel, WCC
Coleen Thomas, WCC

Apologies – Daniel Sams, Axis Europe

Introductions & thanks to Councillor Caplan for the mince pies and Marco for the sweets

Residents raised concerns regarding reported cockroaches in the meeting room. This has been reported and subsequent issue with mice are being dealt with by Pest Control.

[Estate Services]

Landing windows letting water in – louvre windows need to be inspected

[Repairs]

Cleaning – timing of scheduled tasks requested, and confirmation of the actual hours being worked in each block

[Estate Services]

9 Hall Tower

Cannot be used as the trial flat
Other residents volunteered – thank you

Flat Entrance Doors

Agreed that a demonstration model of the door will be brought into the meeting room for residents to view

Options for door furniture – handles, letterboxes as well as options for positioning of letterboxes to be brought to meetings for residents to consider and choose options

Spy Holes (height on doors) – to be adjusted to height and to be addressed during surveys. (Could two be fitted at different heights)

Options for fan light above doors – options to be considered

Surveys will be completed to ensure doors to any issues with uneven architraves etc., to ensure new doors are correctly fitted and do not allow draughts

Discussions to date have not provided full details or costs for the new doors [DV / CT]

Leaseholders requested if they opt in, that they deal with WCC and not the contractor so do not incur VAT [DV / CT]

Communal / Stairway Doors

Diane Volpi provided design options and costings for discussion

Current style is preferred – residents assured re security and additional lighting they provide, however, are the most expensive

If current design remains, CT advised replacement is still required to ensure fire compliance. LFB are insisting on full compliance (existing Georgian wire is not compliant) and 120-minute compliance can only be achieved if there are solid panels.

Issues / Questions to be addressed:

Rationale and justification for works [DV / CT]

Regardless of costs, need to understand why only option 4 is viable [DV / CT]

Clarify and confirm the options – what are the “real” options and why [DV / CT]

Is there an option for WCC not to charge some of these works? [DV / CT]

Explanation needed for difference in fire ratings for flat and communal entrance doors [DV / CT]

Clarification needed for leaseholders who opt out of door replacement – explain the aspects of the door that is different and provide details of works required to bring up to required FD30 standard [DV / CT]

Ventilation System

Residents requested the size of vent panels is increased and asked for details of making good damage in tiled bathrooms. Dimensions of vent casing to be confirmed. [DV / CT]

Residents requested an updated letter is sent to residents. [DV / CT]

Confirmed that Axis will survey all flats due to the variables within each home. Works would then be planned following this.

General

Better communication and management of welfare/site containers and parking

Making good damage caused to Braithwaite House as a result of works in and around Devonshire House

[DV / CT]

[EC]