

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF CQRA LTD

Held on Monday 12th September at 7.30 in 61 Stevens House

PRESENT:

Martin Boyd (MB) Chairman	Tim Combe (TC)	Graham Harris (GH)
Rosie Moore (RM)	Marcus Perkins (MP)	Fiona Tolmie (FT)
Brian Cheetham (BC)		

1	APOLOGIES James Ker-Lindsay (JKL), James Swallow (JP), Anastasiya Prolomova (AP)
2	DECLARATIONS OF INTEREST None
3	MINUTES OF PREVIOUS MEETING The minutes of the meeting held on 16 th July 2022 were received and approved without amendment
4	SPORTS DIRECT (SDI) REDEVELOPMENT A paper summarising progress since the last meeting was received. BC explained that , at the Mediation, SDI had agreed to instruct their Architect to develop proposals to ameliorate the damage to Rights of Light in Charter Quay. The Mediator had determined that the revised proposals should be completed by Wednesday 14 th September 2022. If the proposals were acceptable to CQRA Ltd, we would support SDI in any negotiations with the RBK planners.
5	REMEDICATION MB reported that: <ul style="list-style-type: none">• The Fire Engineer had decided that 87 smoke alarms would need to be installed in flats over 80 metres above ground level, ie, upper parts of the Theatre Block. The installation had already started.• No works were required in Stevens House, Ravens House or the lower parts of Garricks House.• The Fire Engineer was currently preparing a specification for fire stopping in Taggs House. Works would proceed as soon as possible thereafter.• The Fire Engineer should be able to sign off the whole of Charter Quay as soon as all the works were completed. However, in the absence of firm guidance from Central Government, the possibility that the Fire Officer might require further works could not yet be ruled out.

6	<p>SITE ISSUES</p> <p>A report from the Site Issues meeting held on the 6th September 2022 was received.</p> <p>TC commented that:</p> <ul style="list-style-type: none"> • It had not yet been possible to recruit an additional concierge for the short night shift. For the time being, agency staff were being used only at the weekends. Looking forward, the need for the short night shift was under review. • There was a problem noise and smells from I DIM Sum's air extract system. Apparently, a revised system had been installed without RBK's or HML's consent. The matter was being investigated further by HML (David Broome).
7	<p>BRIDGE LICENCES</p> <p>MB outlined the history of the Bridge Licence saga from the development stage of Charter Quay onwards:</p> <ul style="list-style-type: none"> • St George (West London) Ltd (SGWL) had been forced to agree annual charges for the bridges payable to the Environment Agency (EA). Initially, the charges were passed on to the leaseholders. However, when the head lease was sold to the Tchenguiz Brothers, SGWL failed to pass on the Bridge Licences. • When we acquired the Head Lease, we declined to pay the annual charges but accepted the maintenance liability for the bridges. However, we built up a reserve equivalent to six years charges in case circumstances changed. • A new surveyor has been appointed by EA who is again requiring payment. It remained our view that any payment(s) should be down to SGWL.
8	<p>AOB</p> <p>Climate Change - It was agreed that a Sub Group should be formed to consider such matters as Solar Panels, Electric car charging points and other matters affecting Climate Change.</p> <p>Moorings – GH reported that a meeting of the Moorings Sub-Group would be taking place on Tuesday 20th September at which, inter alia, CQML would be tabling a spread sheet summarising the maintenance plan for the longer term. In addition, Q2 figures had been received; discussions between CQML and Direct Enforcement continued. RM agreed to join FT and GH in the Moorings Sub-Group.</p> <p>Service Road – it was noted that our solicitor had not yet advised on the use of the Service Road by SDI and their contractors. The matter was becoming urgent as SDI would soon be appointing demolition contractors. There was particular concern that SDI might try to dispose of demolition detritus via the Service Road. MB undertook to follow up with our solicitor.</p> <p>Budget – it was noted that the Budget for 2023 would be considered at the November Board meeting</p> <p>2021 AGM Minutes – It was agreed that as the Minutes of 2021 AGM had been circulated to all shareholders, it was unnecessary for them to be published on the Website.</p>
9	<p>NEXT MEETING</p> <p>Monday 14th November at 7.30pm in 61 Stevens House</p>

Date of Board approval: 14th November 2022