

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

Held on Monday 13th March 2023 at 7.00 pm in 61 Stevens House

PRESENT:

Martin Boyd (MB) Chairman	Tim Combe (TC)	Marcus Perkins (MP)
Fiona Tolmie (FT)	Brian Cheetham (BC)	

		ACTION
1	APOLOGIES Rosie Moore, Graham Harris, Anastasiya Promomova	
2	DECLARATIONS OF INTEREST None	
3	MINUTES OF PREVIOUS MEETING The minutes of the meeting held on 9 th January 2023 were received and approved.	
4	SPORTS DIRECT (SDI) REDEVELOPMENT	
4.1	A paper outlining progress was received. It was noted that: <ul style="list-style-type: none"> The new Rights of Light (RoL) Surveyor, Kaivin Wong had produced a report that confirmed that the damage to Charter Quay's RoL was such that there were 'unequivocal. Grounds to justify an injunction'. A Cutback Analysis produced by David Maltby of MBS Software demonstrated that, in order to comply fully with CQ's RoL, roughly two thirds of SDI's proposed residential extension would have to be removed. A meeting had been held with Ward Councillors at which they offered to mediate in order to progress the redevelopment. However, as CQRA had not responded to SDI's proposed financial settlement, the offer could not be followed up. Due to other commitments, our solicitor had not yet been able to advise on the next steps. 	
4.2	In order to make progress, it was agreed that, subject to any reservations by our solicitor, the RoL Surveyor's report and the cutback analysis should be sent to SDI by the end of the working week, ie 17 th March 2023.	BC

<p>5</p> <p>5.1</p>	<p>SITE ISSUES</p> <p>TC in presenting the report from the Site Issues meeting, requested the Board's approval on the following issues.</p> <p>i) Jazz Events</p> <ul style="list-style-type: none"> • "Jazz by the River" in the Piazza on Coronation Sunday 7 May, 2 hour session pm. Second event on AGM Saturday 15 July. 1 hour session during the garden party followed by a 2 hour session in the Piazza. 2 pop up gazebos to be purchased for these events. These could be reused for future outdoor events and AGM garden parties. • John Graham to be co-opted to sub-committee to support RM and TC. • Approximate cost: £2,300. Funding to be sought from Kingston First and support from commercial units. • The Board gave its unanimous approval <p>ii) Security in Garricks House Garage</p> <ul style="list-style-type: none"> • Following the theft of an electric bike from the bike cage, improvements to security had been made to the Fire Exit area. Quotations received for improving security to the bike cage were considered excessive and came with no guarantee of stopping future thefts by motivated criminals. A decision was requested on whether to go ahead or not. • The Board agreed that, with no guarantee of future thefts not taking place, to delay any action on improving security to the bike cage and to keep under review. 	
<p>6</p>	<p>BUDGET</p> <p>MB reported that:</p> <ul style="list-style-type: none"> • Remediation works were almost complete apart for some additional works needed in Stevens House. • The apportionment in service charge demands had been queried by a leaseholder in Taggs House. However, as the provisions of the lease had been followed, the apportionment could not be changed. • Flood insurance had been procured albeit with a £250,000 excess. • Because of the height of the building, there would be additional Building Safety measures and associated costs in Garricks House. • The problems with the rent and maintenance costs for the bridges had not yet been resolved. The maintenance costs were likely to be incurred in 2024 onwards. 	

7	AOB	
7.1	B Shares It was noted that the Board had agreed to redeem the B Shares twenty five years after the leases were granted on 25 th December 1999, ie, next year.	
7.2	Retail Units in Charter Quay Concern was expressed about the empty retail units in Charter Quay. Progress on Way Finding scheme to be followed up with Kingston First.	TC
7.3	Climate Change Sub-Group Meeting to be arranged to progress, inter alia, EV charging and solar panels.	MB, RM, JS & BC
8	NEXT MEETING Monday 15 th May 2023 @ 7.00pm in 61 Stevens House	

Date of Board approval: 15th May 2023