

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

Held on Monday 10th July 2023 at 7.00 pm in 61 Stevens House

PRESENT:

Martin Boyd (MB) Chairman	Tim Combe (TC)	James Ker-Lindsay (JK)	James Swallow (JS)
Fiona Tolmie (FT)	Graham Harris (GH)	Brian Cheetham (BC)	Rosie Moore (RM)

		ACTION
1	APOLOGIES Marcus Perkins (MP)	
2	DECLARATIONS OF INTEREST None	
3	MINUTES OF PREVIOUS MEETING The minutes of the meeting held on 9 th May 2023 were received and approved.	
4	SITE ISSUES In presenting the report from the Site Issues meeting, TC commented on the following issues: <ul style="list-style-type: none"> i) Carpet Replacement of worn carpets would start in August. ii) Reed Beds EA Had been approached for funding and a response was awaited. iii) Jazz Events Dave Jones had been booked to play again on the day of the AGM. iv) Hogsmill River Wall A quote of c. £7,000 plus VAT had been received for repairs to the river wall. Should DB be unable to find another contractor, subject to the Site Issues Team’s scrutiny and modification, the quote would be accepted. (v) Graffiti on Taggs House It was noted that the graffiti had been removed. 	TC
5	CQRA v SDI	
5.1	A paper noting the lack of progress since the last meeting was received.	
5.2	BC reported that SDI had neither responded to our proposal that the RoL surveyors should meet to seek a solution to the current impasse or made any progress in meeting the conditions in the planning consent.	
5.3	BC suggested that it might be worth resurrecting our proposed compromise made at the Mediation in August 2022, i.e. that SDI should remove the top two floors of their proposed four storey residential extension.	
5.4	It was agreed that our solicitor’s advice should be sought before taking the suggestion forward.	BC

<p>6</p> <p>BRIDGES</p> <p>6.1</p> <p>Leases from EA</p> <p>MB reported that the EA’s surveyor had proposed formally a means of resolving the uncertainty over the Bridge Licences. i.e.:</p> <ul style="list-style-type: none"> • That the original leases to Charter Quay Limited (the company used by Berkeley Homes when the site was developed) should be transferred to CQRA Ltd. • CQRA Ltd should pay a rent of £16,500 from 5th August 2022 onwards <p>It was noted that only the vehicular bridged at the eastern end of the site was essential to Charter Quay residents. The two pedestrian bridges adjacent. to the River were to provide public access along the River front.</p> <p>It was agreed that further discussions should take place with EA’s surveyor so that a recommendation on the way forward could be made to the Board and shareholders.</p> <p>6.2</p> <p>Repairs to Pedestrian Bridges</p> <p>BC reported that some repairs to the decking on the pedestrian bridges were becoming urgent but that the main refurbishment works could probably be postponed for 2-3 years.</p> <p>The essential works would be agreed with HML and if necessary, implemented quickly.</p> <p>(Post meeting note – whilst a budget has not yet been agreed, it seems unlikely that the essential works will cost more than £5,000)</p>	<p>BRIDGES</p> <p>Leases from EA</p> <p>Repairs to Pedestrian Bridges</p>	<p>MB/BC</p> <p>BC</p>
<p>7</p>	<p>PROVISION FOR ELECTRIC VEHICLES</p> <p>MB reported that a specialist company would be visiting Charter Quay shortly to advise on the charging of electric vehicles.</p>	
<p>8</p> <p>8.1</p>	<p>AGM</p> <p>It was agreed that the agenda for the AGM should include:</p> <ul style="list-style-type: none"> • Tribute to Keith Friend • Thanks to James Ker-Lindsay and Anastassiya Prolomova • Accounts • Electric Vehicle Charging • Boilers • Report on Site Issues • Report on CQRA Ltd v SDI (Kingston) Ltd • Remediation • Front Door Checks • Directors – Appointment and New Directors Needed 	<p>TC</p> <p>MB</p> <p>MB</p> <p>MB</p> <p>MB</p> <p>TC</p> <p>BC</p> <p>MB</p> <p>MB</p> <p>MB</p> <p>MB</p>

<p>9</p> <p>9.1</p> <p>9.2</p> <p>9.3</p>	<p>AOB</p> <p>Railings by Thames</p> <p>GH reported that CQML were still keen to have railings installed. He agreed to contact again Chris Begley, Resilience Planning Manager of RBK to see if there was a possibility in the near future of an inspection and report by RoSPA (a charity which undertook such an inspection some years ago).</p> <p>Kingston Town Ward Panel</p> <p>GH reported that he had attended a meeting of the Panel at which there were unfortunately no Councillors nor representative of Kingston First.</p> <p>GH brought up the subject of the terrible lack of public toilet facilities in the Town Centre, which could be seen as conflicting with a RBK desire to increase footfall in the Town Centre and also had an unfortunate implication for Charter Quay particularly around Emms Passage and Kings Passage. This issue had much discussion in the past with no positive outcome, lack of money being the overriding consideration. The meeting thought that the areas for pressure are RBK councillors and Kingston First (see above).</p> <p>Police priorities for the next three months were agreed as follows.</p> <ol style="list-style-type: none"> 1) Violence Against Women and Girls 2) Robbery with violence, particularly related to drugs. 3) ASB especially along the Riverside. <p>Non Payment of Service Charge</p> <p>MB reported that he had informed a serial non payer of service charge that his lease might be forfeited if he did not pay his overdue charges promptly.</p>	
<p>10</p>	<p>NEXT MEETING</p> <p>Monday 11th September 2023 @ 7.00pm in 61 Stevens House</p>	

Date of Board approval: Monday 11th September 2023