

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

Held on Monday 11th September at 7.00 pm 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)	

		ACTION
1	APOLOGIES James Swallow (JS)	
2	DECLARATIONS OF INTEREST None	
3	MINUTES OF PREVIOUS MEETING The minutes of the meeting held on 10 th July 2023 were received and approved.	
4	CQRA v SDI	
4.1	A paper summarising the current state of negotiations with SDI was received.	
4.2	BC reported that the proposal to resurrect 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 had not been taken forward on the advice of one of our RoL Surveyors, David Maltby.	
4.3	It was noted that the options open to CQRA Ltd ranged between: <ul style="list-style-type: none">• Accepting SDI's proposed financial settlement.• Fighting the Court Case to ensure that the LONs are cancelled and the scale of SDI's development is reduced.	
4.4	The Board confirmed that, as advised by Counsel, the second option should continue to be pursued	
5	SITE ISSUES TC presented a report from the Site Issues meeting held on 6 th September. Comments were made on the following issues: i) Doorbell in Ravens House Complaints had been made about a Ring Doorbell installed in Ravens House. The matter was being followed up by David Broome. It was agreed, in principle, that consent should only be granted if all the residents on a floor were agreeable to an installation. ii) Weeds in Piazza and elsewhere in the Estate Work to remove the weeds had started	

	<p>iii) Parking It was noted that it had become impossible for the Concierge Team to control parking in Wadbrook Street and the Rear Service Road. It was agreed that outside help should be sought through HMLA.</p> <p>iv) Lighting on Riverside It was agreed that the bridge lights should be replaced with bollard lighting and that the quotation from Northway of £7,600 plus WAT should be accepted.</p> <p>(v) Parking Bay Numbering It was agreed that RM's proposal to paint numbers on columns should be adopted.</p>	MP
6	<p>CHAIRMANSHIP OF SITE ISSUES TEAM</p> <p>A vote of thanks to Tim Combe, the retiring Chairman of the Site Issues Team was approved unanimously. It was noted that Tim would continue as a Team member and Marcus Perkins would become Chairman.</p>	
6	<p>BRIDGES</p> <p>(Post meeting note – It was agreed that a formal complaint should be made about the unprofessional behaviour of the EA Senior Surveyor)</p>	MB
7	<p>PROVISION FOR ELECTRIC VEHICLES</p> <p>It was agreed that we should consider the next steps in conjunction with the company who made the presentation at the AGM.</p>	MP/JS
8	<p>POTENTIAL NEW DIRECTORS</p> <p>Following the call at the AGM, it was noted that three potential n directors had been identified. To be followed up.</p>	MB/MP
9	<p>AOB</p> <p>i) Railings by Thames</p> <p>GH reported that he had again been in contact with Chris Begley of RBK who had confirmed that the quote from RoSPA for producing a new Health and Safety report would be due by month end.</p> <p>ii) ASB Complaints Form</p> <p>GH reported that for the benefit of those who wish to report ASB to the Police a form had been circulated on both the Charter Quay and CQ Notices WhatsApp groups. Submission was being encouraged to build up a record of violations.</p> <p>iii Kingston Town Ward Panel meeting</p> <p>It. was noted that the next meeting was scheduled for 26th October and that GH was unavailable, RM agreed to attend.</p>	RM
10	<p>NEXT MEETING</p> <p>Monday 13th November 2023 @ 7.00pm in 61 Stevens House</p>	

Date of Board approval: 13th November 2023