

# NORTHWOOD HALL

Residents Association

## Minutes of the Meeting held on 11 February 2015

Present: Kate Calvert, Mark Blacklock, Valerie Hall, Gerald Leach, Jo Moody, Mary Openshaw, Gwyneth Isbister, Christopher Perrett, Simon Haggis, Anna Rose, Michael Wieder, Adrian Armstrong, Jiff Baylis, Christopher Beecham, Iva Louise Chin-Shue, David Cox, Graham Cutts, Grace Dempsey, Shelagh Edge, Michele Freedman, Araripe Garboggini, Hannah McConnell Harris, Robert Hinchliffe, Gerry Holland, Anke Holst, Michael Israel, Leonie Keeble, David Mazower, Carmen Peña Morano, Erna Weiss, Margaret Weiss

### Cast-iron column radiators

Prior to the main meeting we had a short session to update those people who have expressed an interest in having the Paladin cast-iron column radiators sourced by the RA as opposed to the steel column radiators offered by Parker Bromley as an alternative to the standard panel ones. If you have changed your mind and would like to register for the RA option please contact Mark on [blacklockamoros@hotmail.com](mailto:blacklockamoros@hotmail.com) or by dropping a note into 6-16.

### Election of officers

The first business of the main meeting was to elect the Association's officers. The members of the committee were elected by the RA members at the AGM on 26 November 2014. Under the constitution it is the duly elected committee members who in turn elect the officers at their first meeting following the AGM. Kate Calvert was elected Chair, Mark Blacklock Deputy Chair & Secretary and Val Hall Treasurer.

### Responsibilities

Gerald Leach will take over responsibility for communications with members in addition to his role as Webmaster. Anke Holst will continue as Neighbourhood Watch Coordinator. We need someone to coordinate recycling. **Can you help?**

### Update on building works

Simon started his presentation by saying that he and the other Directors are very pleased that the new boilers (four Remeha gas-fired condensing boilers, each with an output of 600kW, highly efficient and producing low emissions of carbon dioxide and nitrogen oxides) are in operation and that the risk of being left without heating at all (given the state of the old boilers) has been removed. He said the works to install and insulate the communal distribution pipework will be completed by the end of February. This pipework rises from the boiler room through the bin rooms and thence to the roof, where branches run along the top of each wing and then re-enter the building via the fire escapes with branches along each internal corridor. There are now three valves outside each flat (cold water, hot flow and hot return). Simon said that if any leaseholder is not happy with the position of these valves, which should ideally be close to where the heat exchanger is to be installed, they should contact Canonbury.

Mark said that he was reassured that the respected plumber and heating engineer, Russell Murphy, a neutral third party who is known to many of you, considered the work in the boiler room and on the pipes to have been done to a high standard.

Simon explained that internal works to install a heat exchanger, radiators and surface-mounted pipework had been carried out in 5-12 as a pilot project. He said that Directors had asked to inspect the works while they were underway but had been denied access until they had been completed, whereupon the Directors found them to be "completely unacceptable". He said that Canonbury Management agrees with the Directors and that contractual negotiations are now underway involving CBG and Parker Bromley to resolve the issues. The Directors are taking independent professional advice and will report back as soon as they know more. Until this report the surveys will not be issued to leaseholders. However, the target is to start work inside the flats in April and finish it by November.

Shelagh asked that ample notice be given of the date on which works in each flat will start so that residents can pack up valuables and leave their flats reasonably uncluttered for the workers. Directors agreed to arrange this.

Michael Israel said he considered Canonbury's communications with leaseholders to be poor and many other people in the meeting agreed. Directors said they would express these concerns to Canonbury.

### Radiators in lift lobbies

In response to queries from residents Mark said that the new heating system will have one radiator on each floor compared to the current system which has two radiators on alternate floors. Gwyneth explained that these radiators need to be installed to meet building standards but once the works have been signed off it will be up to the Directors in consultation with residents to decide whether they should be used or not.

Some of these radiators have been installed and they are strikingly ugly. The committee will make some suggestions for boxing-in with decorative grilles at a reasonable cost. If you have any suggestions and would like to help with this initiative please contact the committee.

### **Security**

Some of the valves outside flats on the ground floor have been stolen. The Clerk of Works, Paul Tinham is concerned that this was a trial run and that the culprit will return. These valves are expensive and their loss on a large scale would have a serious impact on the works. **PLEASE, PLEASE, PLEASE AND IN ALL OUR INTERESTS PAY SPECIAL: ATTENTION TO SECURING OUR HOME. MAKE SURE ALL EXTERNAL DOORS ARE SHUT PROPERLY BEHIND YOU. DO NOT LET STRANGERS INTO THE BUILDING. REPORT ANY SUSPICIOUS PEOPLE TO THE PORTER OR THE POLICE.**

Several people pointed out that the garden door and the Tudor Close gate are regularly left open. Directors will ask Canonbury to adjust the springs so they close better. Anke said she had been talking to the Neighbourhood Watch team from the police who are happy to come along to NWH on a Saturday and advise residents on security. Indeed, Anke arranged such a meeting in the lobby last Saturday. She and the police are happy to organise more of these meetings. **Let us know if you think this would be useful.**

### **Cars**

The infamous Mini has been moved – but only from the front to the rear car park.

The owner of the hybrid Mitsubishi Outlander PHEV has been charging his vehicle at our expense by plugging it into the NWH system. Directors will ask Canonbury to lock the external socket provided for workmen. **Message to the owner: How about making a donation to the Northwood Hall Art Fund as recompense?**

### **Staff lavatory**

This is in a disgusting state and it is wrong to expect our porter and cleaners (and any residents who may need to use it) to put up with its current condition. Mark has arranged for the broken window pane to be repaired. Redecoration and a new lavatory seat will not cost very much. Directors will inspect and report back.

### **Waste**

Val said that someone had put broken glass in their rubbish without wrapping it up and Nick cut himself. **We all break things but please wrap up the broken glass before disposing of it.**

Val also said someone had put a plastic bag in the food waste. Haringey Council's contractors from Veolia refuse to touch food waste with plastic bags in it. **You must use the special biodegradable bags.**

### **Leaks**

Part of the parapet has been replaced but not all; and some residents such as Iva Louise are experiencing leaks. Please report all leaks to Canonbury in writing and copy the Directors.

### **Deliveries**

We have one new sign "Deliveries" and one old, damaged one "Goods". Mary asked Directors to improve the signage to help ensure that all deliveries and removals are made via the service entrance and not the front door which is being damaged. A small notice board will be placed adjacent to the entry phone panel for people to leave notes on rather than sticking them on to the walls and damaging the paintwork.

Hannah asked what times Nick is normally available to hand over parcels. These times are 08.00-09.00 and 15.00-16.00.

### **People**

Mrs Muriel Rosenblatt died at the end of last year. She had lived in NWH for over 40 years. We offer our sincere condolences to her family.

Will Salomone left Canonbury at the end of December and the newsletter he produced is no more.

Sandy Webster has resigned as a Director due to pressure of work.

**Next meeting: Thursday 19 March @ 20:00 in the lobby**

Email: [committee@northwoodhall.co.uk](mailto:committee@northwoodhall.co.uk)

Website: [www.northwoodhall.co.uk](http://www.northwoodhall.co.uk)