

NORTHWOOD HALL

Residents Association

Minutes of the Meeting held on 19 March 2015

Present: Kate Calvert, Mark Blacklock, Valerie Hall, Gerald Leach, Jo Moody, Mary Openshaw, Christopher Perrett, Simon Haggis, Anna Rose, Adrian Armstrong, Mrs Armstrong, Svetlana Balashova, Philip Barber, Leena Bedri, Christopher Beecham, Roger Bower, Alistair Brownhill, Patricia Collins, David Cox, Graham Cutts, Grace Dempsey, Louise Ellis, Michele Freedman, Sarah Friedrich, Bill Frost, Marianne Frost, Araripe Garboggini, Kishore Ghosh, Shathi Haque, Jack Harris, Christopher Higgins, Robert Hinchliffe, Amelia Hodge, Anke Holst, Andrew Isaac, Abhiney Jain, Gillian Lebof, David Mazower, Pauline McLeod, Denis McSweeney, Shahab Mossavat, Adriette Myburgh, Harriet Osborne Crowley, Lesley Pearson, Carmen Peña Morano, Dorothy Owen, Bob Saunders, Carolyn Sherman, Sally Vernon, Adam Waldman, Erna Weiss, David Wismayer

Apologies Gwyneth Isbister

Building works

On the morning of the meeting there had been a power failure at NWH due to a problem in the distribution system of UK Power Networks in Hornsey Lane. The water pumps stopped and the boilers cut out as a safety measure. Power was soon restored and the hot water system, which uses the old boilers, re-set. However, the central heating is provided by the new boilers with sophisticated software and it took four days to restore. Since one of the selling points of the new system was a supposed automatic re-set we are very disappointed by this and have asked for a full report.

While the hot water pumps were re-set apparently the pumps supplying cold water to the tanks in the roof were not and we do not know why. The result was that when the tanks drained down around 2215 we were left without water and had to take buckets down to the standpipe in the garden. This was irritating enough for younger residents but a nightmare for elderly ones.

These failures added to the stress of those attending the meeting and there was a full and frank discussion of the water and heating project. Residents felt that there had been failings on all sides and it was agreed that an EGM of the NWH RTM Company would be called as soon as practicable. This has been fixed for 29 April although the venue has yet to be confirmed. It is for members of the RTM Company only and if any leaseholder is not a member you are urged to join. A list of members will be circulated in due course. Those members of the Residents Association who are renting at NWH do not have the right to join the RTM Company and cannot attend the EGM but we will keep you updated on matters relating to the day-to-day running of the building.

Due to the focus on the building works there was insufficient time to discuss other items on the agenda. Here is an update:

Collapsing walls and fences

Work is underway (at our neighbours' expense as it is their responsibility) to rebuild the wall between 42 Hornsey Lane Gardens and our car park drive. It should be finished by Easter.

Part of the fence at the rear of Oldfield Mews adjacent to our car park drive is collapsing but without access we cannot work out to which property in Oldfield Mews it belongs. Neil has kindly taken up the matter with their residents association and we will report back.

Decoration of main entrance

Mark has repainted the small lobby between the glass doors and Mary has obtained a small notice board to put alongside the entryphone panel so that people do not stick messages on the wall and remove the paint. It was disappointing that within 24 hours of putting on the first coat a black greasy handprint appeared. However, Mariana was able to clean this.

Staff lavatory

As reported in the last minutes, 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. The committee has obtained a reasonable quote to strip and redecorate and will urge directors to proceed. Mr Antink, the Crittall window expert, is in great demand but will replace the broken window pane after Easter.

W5

The W5 is due to return to its normal route on 3 April after another diversion due to works in Stanhope Road. After the first diversionary period, the committee asked Transport for London to divide the pain of any diversion between Hornsey Lane and Shepherd's Hill by running the W5 straight down Hornsey Lane to Crouch End Hill and thence following the route of the 41 into Crouch End for half of the down time but was rebuffed. Do residents think a letter writing campaign is in order should further diversions be programmed?

Next meeting the EGM: Wednesday 29 April @ 19:00 approximately. The exact time and venue will be advised.

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