

# NORTHWOOD HALL

Residents Association

## Minutes of the Meeting held on 11 September 2014

Present: Mark Blacklock, Kate Calvert, Valerie Hall, Mary Openshaw, Anna Rose, Michael Wieder, Christopher Beecham, Andrea Cernescu, Graham Cutts, Michele Freedman, Araripe Garboggini, Neil Hare-Brown, Hannah McConnell Harris, David Hershman, Michael Hughes, Adriette Myburgh, Lorraine Nneka Odiari, Christopher Perrett, Charlotte Reiner, Erna Weiss, Shula Weiss

Apologies: Gwyneth Isbister, Gerald Leach, Jo Moody

### Lease extensions

The surveys of sample flats and the communal parts were carried out on 28 August by Myleasehold and all those participating have been sent a copy of the receipted invoice from Myleasehold. IF YOU HAVE SENT A FORM AND CHEQUE IN BUT HAVE NOT RECEIVED THIS ACKNOWLEDGEMENT CONTACT THE COMMITTEE IMMEDIATELY AS IT MEANS YOUR LETTER HAS BEEN LOST IN THE POST.

### Update on building works

After all the money we have paid out it is great to see work underway under the watchful eye of the Parker Bromley contracts supervisor, Eamon Kidd. Eamon has an excellent team working with him and they are working flat out to get the new boilers installed before the heating season starts. We have four new Remeha gas-fired condensing boilers (see *the picture*), each with an output of 600kW, made by the Dutch company BDR Thermea. The boilers are highly efficient and produce low emissions of carbon dioxide and nitrogen oxides.



As you can see (and hear!) the new communal pipework is also being installed. Residents overlooking the side car park have complained about the noise of pipe cutting and Parker Bromley will do all it can to reduce this but we will have to put up with some inconvenience

while the works are underway. There has also been a complaint about bad language being used out of hours in the side car park. Having met the Parker Bromley workers we can't believe it was them but it could have been one of the teams of sub-contractors brought in for short periods for certain jobs. Parker Bromley will brief any sub-contractors to ensure it does not happen again.

Rest assured, the ugly, factory-style cabling and sockets that recently appeared in the lift lobbies on floors 1-6 have been installed for the duration of the building works only to give the Parker Bromley team extra sockets for their equipment. They will be removed on completion of the works.

The new boilers will be connected to the old pipework via a plate heat exchanger temporarily; work on installing the new pipework and radiators in flats is now expected to start in January 2015. A schedule is being drawn up and we will advise you when we know more. Charlotte said she was expecting a baby in January and couldn't cope with flat works then so we advised her to write to Canonbury to request a later date. Anyone else with a scheduling preference should contact Canonbury as well.

### **Column radiators**

Panel radiators have been specified in the contract of works but some leaseholders would prefer to have column radiators. The cost quoted for the two steel types offered (Forza by Quinn or Ancona by the Radiator Company) is very high at £400-£600 per radiator and the committee has been looking at alternatives. We are impressed by the Victoriana cast-iron type manufactured by Paladin Radiators in Boston, Lincolnshire and there is a sale on with each section of the 4-column model priced at £14.50 + VAT. For example, a radiator for the small study bedrooms in NWH where a heat output of 0.68kW is called for (0.85kW on the top floor) would cost £121.80 (£156.60), delivered with feet on the outer columns in a primer. A stay is recommended for up to 11 columns (two stays for more columns) at £10 + VAT. Paladin can paint radiators in a range of Farrow and Ball colours for £7 + VAT a section or you can paint them yourself. A 10-year guarantee is offered. If you are interested in these radiators let the committee know.

### **Black gunge attack**

It sounds like the title of a B film but it was very unpleasant and potentially dangerous for the health of residents in the 1, 14/15 and 22/23 stacks when their drains overflowed last month and a tide of black waste water containing goodness knows what flowed into their flats. Those lower down were worst affected and several people attending the meeting told heart-rending stories of desperately trying to clean up the mess and living with a terrible smell afterwards. One resident with a young child had to move out. The soil stacks used to be cleaned by BGN Plumbing but this contract was taken in-house by Canonbury and those affected have established that the Canonbury operatives have not been doing the job properly. At the urging of those affected the directors present agreed to suggest to Canonbury and the other directors that the contract be outsourced to a third party. Adriette and Neil are coordinating this matter.

### **Noise attack**

Residents in the 20/19 stack have been plagued by a regular noise/vibration which is proving hard to track down. Extractor fans (a faulty extractor fan since disconnected caused noise disturbance in the 16 stack), shower pumps and space heating/cooling units with their fan blades out of alignment have all been suggested as possible sources. Ali has found that disconnecting his cistern and filling it manually has stopped the noise in his flat

but cannot see how his cistern could have caused the problem in the first place. Meanwhile, Kirsten cannot live in her flat. CAN YOU HELP TO IDENTIFY THE SOURCE SO IT CAN BE DEALT WITH?

### **Social**

The NWH social will take place on Sunday, 19 October from 1600 in the lobby if not fine or in the rear garden if the weather permits. Bring your favourite tippie (be it tea, coffee or something stronger) and something to nibble and catch up with your neighbours.

### **AGM**

The AGM will take place on Wednesday 26 November starting at 1900 and probably in the lower hall of the Murugan Temple on Archway Road where we met last year. We shall hold elections for directors of the NWH RTM Company and members of the RA committee in a closed session before guests from Canonbury join the meeting at 1930. **NOMINATIONS ARE INVITED FROM ALL THOSE ELIGIBLE** (you have to be a leaseholder to stand as a director but all RA members including those renting can stand for the committee). The venue will be confirmed in due course and an agenda will be distributed before the meeting. Postal votes for directors will be emailed or delivered to residents.

### **Late service charge bills**

We have not received the September service charge bills despite the fact that these are payable by 29 September under the terms of the lease. Directors will investigate and report back.

### **Short stay parking – please keep it short**

Some people have been taking advantage of the suspension of the MET parking controls during the building works to park for long periods or even overnight in the short stay bays. Please be considerate of other residents and their visitors and restrict your time in these bays to 30 minutes.

### **The Mini**

Several people complained (again) about the steadily deteriorating and untaxed Mini which has occupied a parking space by the front door for ages. If everyone who is affected by this complains to the owner and his landlord (OCK) perhaps he will do something about it. He has ignored the porter's requests.

### **6-8 vents**

Ugly white air vents were inserted in the building's fabric by OCK in response to their tenant's complaints about condensation. Our former member Laura lived in that flat for years without a problem, probably because she opened the windows to ventilate it. Anna is liaising with OCK to have the vents removed.

### **Front door**

A replacement glass door was delivered but proved to be the wrong size. A new one will be fitted soon.

**Next meeting: Wednesday 8 October @ 2015, Flat 6-1 or the lobby if more than 15 attend as it was standing room only this time in 6-16 and a bit uncomfortable**

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