

WATERWAYS MANAGEMENT COMPANY
MANAGEMENT COMMITTEE MEETING NO 86

7.30 pm, Tuesday 22 September 2020

Online meeting via Zoom

Present: Adrian Olsen (Chair), Tao Tao Chou, Ann Hall, Kate Lack, Nicholas Orme, Paula Reynolds, Louise Robertson, Brian Shine, Raquel Stremme, Mary Tovey, Liz Wheeler

In attendance: Rachel Dolacinski, FirstPort Property Services

Minute taker: Imogen Olsen

1	Apologies for absence
1.1	Adrian Mourby, Hilary Sorensen
2	Approval of the minutes of, and the decisions made at, meetings 84 and 85
2.1	The minutes were approved for both meeting 84 held on 12 January 2020 and meeting 85 held on 14 July 2020, the latter being inquorate because of the Covid 19 restrictions and at which the minutes for meeting 84 were recommended for approval at the next quorate meeting.
3	Matters arising from the minutes of meetings 84 and 85
3.1	Progress was reported on the proposed new secure bicycle store for 108-126 Frenchay Road. FirstPort were preparing a specification for a concrete base so that quotations could be obtained. The project would involve a Section 20 consultation.
4	Electric vehicle charging
4.1	The lead director reported the results of a survey of residents which she had carried out in February. This matter had already been put on hold because of Covid 19, and it was decided that not much progress could be made at present. The lead director would continue background research in preparation for such time as we might make further progress and for a discussion that could be held at the next AGM.
5	Negotiations with Berkeley Homes re the transfer of the estate freehold to WMC
5.1	In the absence of the lead director the Chair reported on progress. A draft agreement had been sent by Berkeley Homes to Bower and Bailey, WMC's solicitors, but there were two worrying clauses. (1) It seems WMC would not be allowed to make any changes to the estate as built e.g. building a bicycle store or installing electric charging points. (2) On the other hand, Berkeley Homes had retained the right to make changes, erect new buildings and or increase the height of apartment blocks. In this context there is also the question of the position and rights of the apartment blocks' freeholders. Bower and Bailey are investigating these concerns. A director will ask a resident who used to live in Waterside if

	they had been required to sign similar clauses in their transfer.
6	Proposed Controlled Parking Zone for the estate
6.1	The deadline for responses to the consultation had now passed. Several directors, including the Chair writing as the Chair, had submitted responses, some including pointing out the illogicality and unfairness of excluding the residents of Complins Close and Clearwater Place from the scheme. Residents had been encouraged to respond in a similar vein. The decision was due to be made by the County Council Environment Committee on 8 October 2020 and the Chair explained how directors might be able to contribute an online or written statement to the meeting.
7	Sub-Committee round-up
7.1	Finance
7.1.1	FirstPort reported that the annual accounts for 2019-2020 had been agreed by the Chair and Treasurer and had recently been submitted to the auditors.
7.2	Apartment Blocks Sub-Committee
7.2.1	Repaving work had now been completed in three areas and the next two priorities had been decided. (1) The path from Frenchay Road to the green had become a safety hazard but the willow tree overhanging the letterbox would need to be felled before repaving work could start as its roots had damaged the existing path and must be removed. This tree is also a danger because of the frequent falling of its brittle branches onto the road and pavement. (2) The second priority was the area around 108-126 Frenchay Road, and this would be scheduled in when a decision had been reached regarding the proposed new bicycle store for the same area.
7.2.2	FirstPort reported on the current situation regarding lift refurbishments. Reserve funds are being accumulated over a period of years for various blocks and the process for the priority lift at 44-60 Frenchay Road will be started as and when moneys are sufficient.
7.2.3	Roof leaks at 6 Complins Close and 1-17 Clearwater Place, a leaking downpipe in Clearwater Place and a leaking overflow pipe at 92 EJW had all been repaired.
7.2.4	The routine cleaning of flat roofs had all been completed. It was reported that the contractors had done an excellent job and were both quick and careful.
7.2.5	There had been a complaint about noise from a wooden floor at 4 Clearwater Place. This apartment is owned by GreenSquare, whose tenancy agreements differ from those of WMC leases. The WMC lease should take priority, and FirstPort are in discussion with GreenSquare over this complaint and it seems they may be willing to lay down carpet.
7.2.6	There had been unauthorised use of two bike stores in Complins Close. The issue had now been resolved with a new notice on both doors and FirstPort had issued a letter the previous day to all residents concerned.
7.2.7	FirstPort agreed to remind Evergreen that the visitor parking spaces in Complins Close were to be marked with a 'V'. However there may be a problem in gaining access to the spaces as

	cars are normally parked in them.
7.2.8	A director pointed out that the main front door at 31-39 Complins Close had rotted and needed to be replaced. FirstPort will look into it.
7.3	Gardening Sub-Committee
7.3.1	The Thames Water inspection chamber on the canal towpath had finally been repaired. The two lead directors were thanked for their persistent hard work. Dave Stickland of Thames Water had been very helpful, as had the Friends of the Trap Grounds and Councillor Landell Mills.
7.3.2	The Chair provided an update on silt removal. Lanes for Drains were currently at work on the silt trap which straddles Frenchay Road. Aquatic Solutions were booked in for 5 November to clear the wildlife corridor.
7.3.3	There had been no progress on the stone weirs because of lockdown. Now that the faulty inspection chamber had been repaired, there was some concern that, if weirs were installed, they might put undue pressure on it. This would need investigation in due course.
7.3.4	A director had expressed concern about the state of the swale behind Clearwater Place. It was decided to review this topic during the next gardening walkabout. The swale would need to be cleared out more frequently, perhaps twice a year, and this should be built into Evergreen's regular contract and schedule.
7.3.5	The next bike cull was being organised by FirstPort.
7.3.6	It had been agreed at meeting 85 (Minutes 7.3.6) that a further sign was needed by the high wall near the lake where fishermen gain access to the lake, and that Evergreen should pile up more felled trees, etc along the other side of the fence at that end. FirstPort would liaise with Evergreen to organise this.
7.3.7	Tree inspections had been requested for the black poplar on the Green and a tree overhanging the rear of Fielders Row, one of whose residents had asked for it to be checked. FirstPort would check with Evergreen whether these surveys had been carried out.
7.3.8	The Big Rake had been held on 20 September. Seven volunteers had helped to clear half the length of the wildlife corridor. Several more volunteers would be tackling parts of the rest of the wildlife corridor later on.
7.3.9	A director will arrange the next Garden Sub Committee walk around. FirstPort will check their available dates.
7.3.10	Clearance of the Himalayan Balsam in Hook Meadow had continued, with the Friends of the Trap Grounds organising several working parties and the Chair working over a number of weekends. This work has been done by volunteers because the staff of St Edward's School, the landowner, have been on furlough. Catherine Robinson and the Chair had sent a joint letter to the Estates Manager of St Edward's School offering advice and pointing out that the eradication of Himalayan Balsam was the school's responsibility, and that the area is an SSSI and they have a legal obligation to prevent the plant spreading to other land.

7.3.11	A director will soon receive from Evergreen a new supply of bulbs (native daffodils and blue scillas) for further planting by the lake. She would seek volunteers for this task to be done when the ground was wetter.
7.3.12	Several years' ago, the southernmost bridge over the wildlife corridor was covered with sheets of non-slip material by the city council acting without any consultation even though the bridge is managed by <u>WMC</u> . A silt removal contractor has advised that this material is unsuitable as water can be trapped underneath causing rot. FirstPort would ask Evergreen to look at this to remove the sheets and revive the non-slip strips underneath.
7.3.13	A director had offered to organise a team of volunteers to clean the bridge railings. The committee welcomed this idea.
7.3.14	The dead tree at the end of Frenchay Road which had been reported at meeting 85 (minutes 7.3.11) had still not been taken out. It was agreed to take a look at the next gardening walkabout.
8	Scrutiny Sub-Committee
8.1	Nothing to report.
9	Feedback
9.1	Nothing to report.
10	Managing Agent
10.1	Nothing to report.
11	WRACIC
11.1	There had been an excellent socially distanced guitar concert on the Green in August, which had been much enjoyed by residents. A litter pick was being organised by a director for early October.
12	Any other business
12.1	None.
13	Dates of next meetings
13	Dates agreed for future meetings, possibly to be held on Zoom: 2020: 24 November; 2021: 19 January, 16 March The AGM, postponed from 19 May, would be rearranged as and when the government coronavirus regulations allowed such gatherings.