

## Directors Meeting

<b>Date</b>	20 June 2022	<b>Time</b>	18h00	<b>Venue</b>	Zoom
<b>Present</b>	<b>In attendance</b>			<b>Absent / Apologies</b>	
<ul style="list-style-type: none"> <li>Stewart Smart</li> <li>Martin Edge</li> <li>Serif Omar</li> <li>Wayne Buckley</li> <li>Matt Garvey</li> </ul>	<ul style="list-style-type: none"> <li>Richard Duncan (Chaneys)</li> <li>Sarah Morrison (Chaneys)</li> <li>Lucy Broadfoote-Brown (Chaneys)</li> </ul>			<ul style="list-style-type: none"> <li>Jaz Parmar</li> <li>Oliver Kirkham</li> <li>James Buckley</li> </ul>	

### 1. Minutes Of Last Meeting

- RD** feels under the circumstances the re-set document we are working on is heading in the right direction and everything is on track, **RD** would like feedback from the directors regarding this and if Chaneys are keeping up with the elements that were promised. In the meantime, JB will finish the update of the re-set.
- Copy of StanLil's contract was sent to **WB**. **WB** felt reassured by the content in the contract, just concerned about accountability for leaks as there is no clarity in the contract.
- Ryder Deyn who is writing up a report on the leaks to be shared with the Directors. Ryder was delayed from accessing the roof due to Stanlil requesting changes to the RAMS, and during this delay, Stanlil carried out remedial works to the roof, so our testing in some areas was no effective. We are confident that the problems in Elm will ensure they are not replicated in Cherry and Holly.
- Cherry pre-inspections have now been carried out prior to work starting.
- SM** informed everyone that communications with Ridge & StanLil are improving.
- RD** We now have a new Contact at Home England, we are currently updating the portal with data they need to get the variation application up and running. We now have monthly meetings with Homes England to allow them to understand the progress of works on site.
- May 2022 Minutes agreed.

#### Action Items

No.	Description	Action	Due
1	Report from Ryder Deyn	<b>ME/SM</b>	
2	Feedback from Directors re reset document and progress	<b>ALL</b>	

### 2. Cladding Update

- A Leaseholder cladding update meeting will be scheduled for the end of July 2022.
- ME** has done a cladding update document that will be put onto the web page and Facebook page.
- MG** said we need a strategy to deal with leaseholders for when Elm is completed as leaseholders will want to know when the EWS1 form will be approved so they can sell, but there is still the unknown additional liability financially to leaseholders until all works are completed. We need a strategy to deal with this when it arises.
- ME** suggested we may need to consult a property Lawyer who could give us input on options and how this has been handled before.
- SS** asked if we are getting enough information from StanLil and Ridge for Homes England. ME informed everyone that since **RD** has become more involved dialogue between everyone has improved but things should be going a lot quicker.

#### Action Items

No.	Description	Action	Due
1	Doodle Poll for dates of cladding meeting	<b>LBB</b>	
2	A Strategy regarding EWS1 forms is required once Elm is completed	<b>RD/SM</b>	

### 3. VHMC Service Charge

- Early demand for leaseholders in arrears were sent out some time ago.
- Demands for those not in arrears was sent out last week.

- The £500 cladding demand has also been sent out.
- Arrears spread sheet shows Colin Davison currently owes £25,512.06 which includes the second half service charge and the £500.00 cladding fee.
- 24 Leaseholders still owe the £1,000 cladding fee and 198 leaseholders still owe the £500.00.

#### Action Items

No.	Description	Action	Due
1			
2			

#### 4. VHM Financials

- SM is watching the Electricity amounts as costs are rising and we anticipate that we will be over budget at year end.
- SM We have recently had the fire risk assessments, we now need the Health & Safety assessments done which did not form part of the FRA.
- Legal fees are expected to be over budget but there will be an opportunity to reclaim some of these costs.
- Waste Management is over budget, but it is slowing down, the main problem is Oak bin store has become a dumping ground. Consider install of CCTV.
- Repairs and Maintenance is running high as we have had leaks in all three of the blocks not just Elm.
- Cladding monies, there is currently IRO £200,000.00 for Cherry £250,000.00 for Holly and £200,000.00 for Elm.
- RES has carried out the emergency light testing, there is an increase as we have had a lot of failures.
- We have had repairs to the water booster pumps. We are looking at alternative maintenance contracts.
- We are also looking at lift contracts.
- We have had two significant repairs in Willow and one in Yew.
- 2021 Accounts are actively being worked on now and are close to completion.

#### Action Items

No.	Description	Action	Due
1	Health & Safety Assessments	SM	
2	Costing CCTV Oak bin store	SM/LBB	
3	Board to be updated regarding Accounts for 2021	SM	

#### 5. Site Update

- Holly Block has had a water pressure problem which has now been resolved.
- Jamie Robins has complained about children playing football outside, maybe we could install raised beds and have the site guardian on an ad hoc basis as the school summer holidays are approaching.

#### Action Items

No.	Description	Action	Due
1	Site Guardian	SM/LBB	
2			

#### 6. Any Other Business

- SS asked if the Okeneme case had been rescheduled, it has we have submitted the NS44 form about 8 weeks ago we are waiting for Wandsworth Court to come back to us.
- RD we have a utility broker coming in to talk to us soon regarding the market and if we get any useful information, we will pass it on.

#### Action Items

No.	Description	Action	Due
1			
2			

Meeting ended: 19h08

Signed by Client: \_\_\_\_\_

Date: \_\_\_\_\_