

Hebble Wharf Resident's and Owners' Association.

Chairperson's Report 2021/22

Thank you to everyone here for joining us this evening.

My name is Martin Winham, Chair of the Association, alongside;

Howard Dodgson – Vice Chair

John Hodgkins – Secretary

Andrew Wright -Treasurer

Members – Yvonne Berns, Imran Coughlay, Russ Moran, Paul Hope, David and Elaine Roebuck.

General Intro;

Firstly I would like to thank them all for their contributions over the past year, in particular John Hodgkins for his continuing invaluable input and actions relating to many of the Associations issues, whether it be budgetary, administratively, communication, or indeed regular interaction with the Managing Agent and other Key Stakeholders on most issues that arise throughout the year.

Also many thanks to Howard Dodgson for pitching in to help with pretty much most “on site” issues as they arise, (or “unpaid Concierge” as he jokingly refers to himself as), and of course Andrew for his Treasury input and other considered contributions.

As an Association we have also provided a useful supporting resource to the Managing Agent on many aspects that have arisen over the past year, ranging from sourcing of subcontractors for minor works as necessary, liaison with both the Main Contracting resource for Hebble, APFM Ltd, and the Contracted Building Surveyor Bill Ossitt over Section 20 works, other identified Maintenance works that we are helping to try to prioritise and get programmed in, FRA report actions, Cladding (EWS1) surveys and outputs, and other issues as they arise such as car park, or indeed apartment flooding issues.

We have also cultivated a good working relationship with the “On Site” Estates and Logistics Manager, Nick Kirk of Spectrum for Estate Matters, hopefully to the benefit of both the Association and the Managing Agent, PBM, that I will touch on later in my report.

Update from last 12 months;

Section 20 works update

Water ingress/leaks have been one of the single largest issues that can cause extensive, disruptive and costly deterioration to the Building Fabric (and Apartments themselves as Yvonne will sadly testify to)

These works, due to a number of reasons, including slow take up of S20 payments to create the necessary funding, and then adverse weather and industry wide materials lead time issue, were late starting and only effectively commenced in Spring of this year.

I have been shown around the Section 20 works at various intervals by APFM and also Bill Ossitt.

My most recent visit was a couple of weeks or so ago, and, although the damage caused by years of destructive water ingress to the Building Fabric had become very evident when fully exposed, it was encouraging to see that the relevant repairs to damaged components had been done.

This was combined with with extensive efforts made by the Contractor APFM Ltd along with Bill Ossitt's technical expertise and guidance, to achieve a thoroughly far more watertight building envelope in these problem areas, supported also by a modified rainwater system that should be far more "fit for purpose" than had been originally installed.

Decking has also been replaced as necessary.

This should help to significantly mitigate the risk of any future damaging water ingress to Hebble Wharf that has blighted it over the past few years.

This work is expected to be completed within the next few weeks, subject to weather etc.

There are some "extra works" just identified (as has occasionally been the case throughout this works as other issues have been uncovered) needed to repair a previously botched repair (when LIV were Managing Agent) around the West Elevation near Apt 217, plus the need to install proper flashing to the perimeter of the window heads behind the water trough to the base of the cedar rainscreen cladding. Given that the S20 works (and some of the other identified maintenance works) is to mitigate water ingress/damage it makes sense for these works to be done, so PBM have instructed this also. This should not delay the overall S20 works unduly.

Due to some unfortunate trespass onto the scaffolding, which caused a degree of upset to some Residents, we collectively looked at, and instigated a couple of options to try to address this.

The first involved security "man in a van" which, after a couple of weeks use was soon deemed to be not effective enough.

Andrew Wright proposed an useful alternative of installing a PID (Perimeter Intruder Detection System), which has been installed and proven to be effective, and far less costly. This may well now prove to be an option to use in conjunction with any further works requiring scaffolding ie Cladding...

5 year Maintenance Plan works

These works remain in place to be worked through, subject to available funds, in a prioritised fashion, and the Association intends to continue liaising with PBM and the other related stakeholders (APFM Ltd and Bill Ossitt) in this regard.

Obviously the increased “Reserve funds” within the Service Charge are intended for use in this instance, of which the following works are due to be undertaken as soon as the S20 works is complete, to take advantage of the current scaffolding etc, and provide some much needed improvement to the Entrance Foyer area, inside and out;

Flat roof above Foyer - leaking roof to be repaired and made watertight, along with cleaning and tidying up of any unsightly moss/muck collected along the soffit above the main Entrance door. Soft decorations will then be undertaken immediately to the Foyer area inside to smarten this key area up for the benefit of all residents, to also include repainting of skirting outside the lift in the car park.

Main Roof Access Platform and roof ridge repairs item – Bill Ossitt, along with APFM is currently re costing this – TBA.

Floods from flat leaks

There have been numerous leaks from apartments over the past year, in particular on the first floor.

These have ranged from issues caused by the likes of leaking shower trays, (apartment leaseholder responsibility for which PBM will pursue for associated recompense) to leaks due to split pipes (responsibility dependant on location of leak relative to the apartment).

Collateral damage has included repeated damage to the corridor carpet and skirting, plus, on occasion, neighbouring apartments flooring.

The carpet has had associated cleans to try to restore its condition, and it is hoped that these occasions will reduce, but Residents must remain vigilant wherever possible to mitigate the risk of water leaks etc.

FRA Report action update.

Many items have been undertaken over the past year, although there are still some outstanding which were discussed with both Bill Ossitt and APFM in June 2022.

The outcome was that Bill Ossitt is to commission a Survey of the Service Ducts as identified in the FRA, at some point in September, plus he intends to undertake the Fire Door Survey himself when instructed by PBM, hopefully also in September.

Interestingly, there is some cross over from the FRA with the EWS1/Cladding as it was identified as an FRA action called “further investigation to the external wall system and balconies”...

NOTE – As was discussed with PBM recently, with regards to the EWS1 Survey, Cladding and Building Safety Act 2022 and Building Safety Fund, some defects/issues, if identified as latent Fire/Safety defects, then they MAY be covered by the Building Safety Fund.

John Hodgkins has already forwarded some detail to PBM in this regard for their consideration and submission, including the Service Duct item.

EWS1/Cladding update.

As referred to above, PBM and HWROA held a useful Zoom meeting on 17th August to discuss principally the Cladding situation and EWS1 status, in the light of the recent developments from the Government, namely the Building Safety Act 2022, and associated Building Safety Fund, which effectively seeks to try to ensure that leaseholders aren't unduly penalised by remediations associated with this issue. This was very encouraging and another reason why PBM were invited, and kindly agreed to attend this AGM in person to explain this accordingly to Hebble Wharf AGM attendees.

Please note output from the Managing Agent Agenda item preceding my report covering this for detail.

Garage Door renewal.

The Garage Door to the Car Park was badly damaged by an Amazon Delivery Van, over a year or so ago, and we are pleased to advise that this has now been successfully replaced by a new one, which has now been in successful operation for a number of months. After a few months of to-ing and fro-ing with the Loss Adjuster, this was eventually covered through Insurance.

Estates Related works

As already mentioned, a useful working relationship with Nick Kirk, Estates and Logistics Manager, now exists and, consequently, the Association has more visibility of any associated work/issues, and can raise matters directly with him to see if solutions can be derived to the betterment of both Hebble Wharf, and the surrounding Estate.

This is done with full interaction and knowledge of the Managing Agent, PBM, as it is seen as a useful supporting/enabling function that HWROA can provide for the benefit of all parties. Any final decisions/instructions obviously remain with PBM in any such instances.

These include updates on;

Repair and reinstatement of Flood Barriers- left side done, right side to be completed once surface conditions on the "river" side have been resolved.

Problematic tree removal - done

Installation of bollards, including drop" bollards outside Hebble Wharf entrance – done – Howard has kindly taken ownership of the keys for Residents to contact him should they be required to park removal vans or similar, for example.

Car park signage and reinstated parking controls – done.

Additional drain to help intercept from cobbled road area near car park entrance as referred to above.

Creation of improved aesthetics to central area between main buildings – still under review.

Edge Protection – still under review by Nick, when funds allow without increased costs to service charge payers.

Completion of Footbridge to Waterfront Car Park and reinstatement works – still under review by Nick with colleagues at the local authority

Car Park flooding from intense rainwater run off

The Car Park has experienced a number of flooding occasions over the past year, in particular, and unsurprisingly, during the winter/early Spring months when rainfall is at its seasonal highest.

To try to counteract this, as has been reported previously, the drain across the car park entrance is now receiving regular inspection/blockage clearances.

However, it has been noted that, in times of prolonged/heavy rainfall, the gradient of the cobbled roadway alongside Hebble Wharf Building has shifted and moved over time in certain areas (no doubt due to traffic and settlement etc) thereby water is not channelled as effectively to the existing drain gulleys, but more towards the car park entrance.

This is leading to the channel in front of the car park entrance to be overwhelmed in such times and water flows down the ramp into the car park – this happened as recently as last week.

Meetings and discussions with Nick Kirk over the past few months have been largely productive, including this issue, and I can confirm that he has now received confirmation to install a further “intercept” drain to try to divert such rainwater more successfully into the existing gullies.

He is intending to have this undertaken before the seasonally adverse weather begins this year, and I will keep you updated on this.

He pleasingly also advised that this should be kept within the budgeted Estates cost for the year.

Rutland Mills/Tileyard North

Works continued, largely uninterrupted throughout the Pandemic months and beyond and have seen significant progress with “completion” of various sections to the development over recent months.

It is thought, and hoped that, when it becomes more fully open and occupied, this development will bring some positive impact to the immediate vicinity of Hebble Wharf and the surrounding Estate, as it becomes more functional and part of the immediate environment to Hebble Wharf.

There are some demolition works scheduled in early October for the “Red Warehouse” near the Navigation Walk entrance roadway, for which Nick Kirk has already sent out advance notice outlining the process which will include a slight reduction in the entrance road width to allow for hoardings etc to enable works while helping to protect pedestrians and vehicular traffic and will update us as etc...A total road closure be needed at some point (likely to be weekend), and he will advise accordingly – Car parking at Waterfront car park is likely to be provided for Residents in such an instance.

Job Centre.

The Navigation Warehouse is now a fully functioning satellite Job Centre, and, after some initial car parking teething issues, as mentioned above, is now operating without any undue issues.

Budget v Spend 2020-2021

The Association has continued to experience some difficulty in receiving timely Account updates, in addition to some accounting convention anomalies for which we are trying to get clarity of.

The Secretary's Report will largely cover this aspect.

New Committee 2022-23

Our Constitution requires that all members of the Committee resign at the AGM, but shall be deemed to be re-elected if they are willing to stand, in the absence of any other nominees.

I am willing to continue as Chair for the forthcoming year.

We will take the nominations and election of the committee members later in the Agenda.
