SAQML Meeting
7.30am, 17th January 2020
Mal Maison

Present

SAQML – Louise Richley, Paul Bate

Minutes

The following topics were discussed;

1) Legal Case Against East West Insurance Company – A defence has now been received from EWIC that essentially asks us for detailed further information. Funding has been provided by a number of leaseholders in a separate legal fund. A full update will be provided to those leaseholders at the appropriate time.

   Actions LR to respond to Brethertons.

2) Fire Audit – Action points were discussed in relation to the recent fire brigade audit. Works have been commissioned as identified. Electrical work has almost been completed. We have introduced a monthly test of the emergency lighting.

   As there are minor inadequacies in the fire alarm system and the fire brigade have requested changes in the current configuration, the existing 15yr old system is proving challenging. It may be more cost effective to consider a new system and the Directors are gaining quotations. The existing fire alarm is still a fully maintained and functioning system in the meantime.

   Actions LR and PB to meet with the Fire Brigade at the next scheduled inspection.

3) Ongoing Leaks – After a long investigation into the recent leak in the West block, the fault was caused by an incorrectly set thermostat in a particular apartment in the West block. This was sending boiling water continually down the pipes. The final cost to remedy the leak was circa £12k. Despite the request to leaseholders that all boilers were checked, the responsible

apartment failed to provide evidence of this. Discussion was had about passing the costs directly onto this leaseholder.

The contractor used was recommended by Kingston and independent of all Directors.

At this time there is still an ongoing leak in the East block that requires further investigations.

Actions PB to continue investigations.

4) Plot 12 – A new development has been proposed for the land east of St Ann's Quay. At this point, plans have not been submitted and we would propose to object when they are presented. St Ann's Quay has not been formally approached to take part in the process but we are in communication with stakeholders from High Quays.

Actions The Directors will monitor the position and act accordingly when required.

Meeting closed at 8.30am