




Islington Wharf Residents Association


List of outstanding actions from 6 January 2020 Committee meeting

Action List updated 3 February meeting. This document to be attached to the meeting minutes as Appendix 1.

Action		Owner	Action update	Action complete Y/N
1.	Generator replacement panel	Revolution	Action Complete. JN requested that the fuel levels are checked.	Y
2.	Car park - items cluttering spaces removed?	Revolution	No.	N
3.	Kingspan inspection from 16 January. Report and next steps?	Revolution	The site visit was cancelled by Kingspan who have requested extra information before pursuing an opinion. TGr suggested that we do a controlled burning whereby a small section is taken from a part of the building affected by water, and it is burned in a controlled environment to test if its efficacy has been damaged. A company called BRE do this type of testing and would be the go-to company for this. Committee agreed for Tom to explore this and report back next meeting.	N
4.	Onsite contractor log - bi-weekly review. Is this working. Has any problems been identified for action?	Revolution	LW reported that a suggestion box has been fitted outside the managers office and contractors are to post their action logs into this if the office is closed when they visit. Also, communications	Y

			are much improved between Revolution and Matt as purchase orders are being sent to him so that he is fully aware of what is going on and he can monitor things as they are done. Committee requested a monthly review of progress. Action - ongoing	
5.	Block A shopfronts: car parking enforcement. Has a warning sign been erected and a system for ticketing put in place?	Revolution	MCC has sent a form to Revolution to complete with details and evidence of cars that are parking on the public footpath before they will consider taking any action. The Committee suggested that Revolution use the CCTV images and send those to the Council as evidence. In terms of cars parked on the private side of the footpath, ticketing has not yet been instigated but the restriction notices have been installed. Further consideration needs to be given to this ongoing issue. Update at next meeting. In addition , the Committee pointed out that the bollards outside Jub are permanently in the lock-down position and one is broken. Revolution need to fix the problem and the bollards need to be raised to stop people parking their cars in this space. There has been one regular offender parking up at night.	N
6.	Car park floodlights; have these been replaced?	Revolution	One has been replaced but 2 are still out of action. Also, JN pointed out that the replacement is not the same as the others and looks like a cheaper alternative has been used. Revolution are asked to ensure like for like replacement in order to protect the uniformity of the fabric of the building.	N
7.	Needle removal - implementation of a daily tasks for caretakers and caretaker training - how is this working?	Revolution/ SS	SS has contacted Manchester City Council, department of environment and street cleaning. If the used drug paraphernalia etc is on council property, we can call them on 0161	Y

			<p>234 5004 and they will organise an urgent street cleanse. This is usually done (because of the needles and the danger they present to the public) within 24 hours.</p> <p>Revolution has put in place this action as a daily task which Matt carries out although he is not very happy about the situation. This reinforces the urgency needed in terms of removing the crash deck and restoring the outside areas of the 2 buildings.</p>	
8.	Pallets stacked up against IW building and other clutter - has this been cleared and do contractors know not to do this again?	Revolution	Action complete.	Y
9.	Security - what does the pricing quoted at last meeting actually cover? Do Revolution think this is a viable solution for the RC to pursue?	Revolution	<p>Costs would be £52 call out and then £52 again after 15 minutes. However, and as discussed, security personnel do not have any rights to move people along so paying for this service could have no impact at all. The costs for remote monitoring of IW CCTV is still unclear so Revolution need to request this and email through to the Committee ahead of next meeting. Overall, the Committee is mostly in favour of trialing the service. Final decision will be made at the next meeting when the full costs are known.</p>	N
10.	Car park charging points - additional quotes via Paul Kelly. Notice to Residents via James Needham. Any other points of information/action by Revolution	PK/ Revolution	<p>PK reports that the car charging company is called pod point and he was calling them. https://pod-point.com/  Electric Vehicle Charging Solutions Pod Point Pod Point are UK leaders in electric vehicle charging with innovative solutions for homes, workplaces and commercial organisations.</p>	N

			<p>Ian Forrester has also found the following information:</p> <p>Looks like there is a Government called a OLEV grant, which Riverside places should apply for - https://www.gov.uk/government/collections/government-grants-for-low-emission-vehicles</p> <p> GOV.UK</p> <p>Grant schemes for electric vehicle charging infrastructure</p> <p>OLEV grant schemes for the installation of electric vehicle charging infrastructure: guidance and application forms.</p> <p>Chargemaster is another company that provide this service.</p> <p>This item discussed and noted that in the short term, it will be down to individuals to sort out privately and in the long term, eg next 10 years, provision will need to be made for the sinking fund.</p> <p>Further information required from Paul.</p>	
11.	Power take from the new phase - has this been rectified?	Revolution	Revolution has had an electrician onsite to review. He doesn't think the feed is connected but wants to talk to Eric Wright about the cabling. Final report to follow.	Partially.
12.	Car parking on the access road - any progress to having yellow lines painted and no parking painted?	Revolution	Double yellow lines have now been painted on both sides of the access road. There isn't a road painted sign saying no parking but there are several wall mounted notices that stipulate this.	Y
13.	Car parking - are the wardens now patrolling? How many cars,	Revolution	Yes and approximately 12 cars have been ticketed so far.	Y

	failing to display a valid permit, have been ticketed?			
14.	Car parking - has the issue with car parking space no. 74 been resolved?	Revolution	Yes	Y
15.	Planters - sample from Homebase, has this been installed for viewing?	Claire Johnson	Yes. Samples have been installed on floors 13 and 17. Committee members agreed they look good. JN will pursue funding from Revolution to replace the dead plants on all floors with new artificial plants.	Y