



MINUTES

of the 'virtual' meeting of the DPVA Committee and Aster on Monday 16th August 2021 at 11.30am.

Present for DPVA: Judith Pameley, Peter Benns, Carol Holmes, Lisa Penington, Norma Humphreys, Edward Williams, Angela Powney.

Present for Aster: Lisa Childs, Imogen Nicoll, Janine Pincott, Harry Toogood

Apologies: Paul Morgan

1. **Updates on Tenders:**

JP enquired about the Garden Care Tender and confirmed that she had not received confirmation on what grounds maintenance tasks were included in the contract. **JP** to send a follow-up email to the Section 20 Team and copy **IN**. Grounds maintenance will be discussed between Aster and the contractors and the position will be confirmed by the end of September. **JP** mentioned that the grass cutting carried out on Saturday had been well done and the site was looking good. **JP** requested confirmation of the service cost impact for the interim Glendale contract and that work not done by Tivoli would be credited. **LC** would confirm the costs.

Aster was told about large branches that had fallen from some of the trees during recent gales, one near the playground, and asked if the trees would be inspected prior to the winter to ensure they are safe. Aster stated that the routine inspection and extensive works had been carried out in the last couple of years but would check if a further inspection was needed.

Stonework Tender – **HE** stated that the contract has been awarded to Sally Strachey Ltd and that the work was planned between Feb – June 2022. She confirmed that Aster had decided not to phase the work as this would have increased the overall costs. **EW** stated that the DPVA had previously provided feedback to the Section 20 team requested phasing (ie Phase1 urgent works) to address leaseholder concerns about the high cost of carrying out the work in one year. The DPVA raised concerns that Aster's approach had not taken leaseholder feedback fully into account. The impact on 22/23 service charges would be significant with an additional sinking fund contribution exceeding £2k each and the larger units double that. **HE** said that options (via a secondary charge) could phase the cost for those for whom it would be a financial strain and Aster will look at repayment plans on an individual basis. **LP** thought that much of the stonework was cosmetic and possibly an improvement, which is not allowed within the lease terms.

Redecoration Tenders. Only one contractor tendered so the contract will have to be subject to a further Section 20 process with works to start next April, 2022. In the

meantime, **HE** said she would be informing leaseholders by letter of the position and would be commissioning emergency works on approximately forty properties that need repairs or urgent painting. This would take place during September and October and would be carried out by one of their approved contractors, Novus. Some of these properties, mainly in areas where they were subject to severe weather, were close together so would cut down on multiple scaffold movement and therefore excess cost. **HE** said the the Savills survey should indicate which properties were in need of urgent work. **LP** asked whether any repairs would be primed and left in a safe condition for the winter. **HE** assured the Team that this would be the case. **JP** said that the position was challenging and subject to weather in the next few months. The overlap with stonework, due to start next February, could be as much as eight weeks.

2. Electric Car Charging

One leaseholder, so far, had made enquiries about his electric car and had been told that he should charge his car off site as there was no safe way of doing this onsite using a domestic supply.

IN asked for details on what action the DPVA wanted Aster to take as there were many factors that needed to be considered if electric charging points were to be installed at Drews Park. **EW** asked Aster if they were working to form a policy with regard to charge points as this would become essential in some years. **IN** confirmed that Aster were keeping this under review but there was not a large demand from Aster customers and therefore it was not currently a high priority. **LP** suggested that at some time in the future leaseholders could be surveyed, with an indication of cost to get some idea of the people's requirements and the timescale. **NH** said that she had read of subsidies for individuals installing charging points and this could be investigated.

3. Any Other Business

IN mentioned that with the ending of school holidays shortly and some annual leave due to Aster staff it would be advisable to email or telephone the contact centre for any emergency work or repairs.

PB mentioned the Town Council's deliberations on access to the burial grounds in Drew's Park Woods and the likelihood of access through Drews Park and wondered if Aster had been contacted or if they had a view on this. At the present time they were not involved but if the disabled route to the woods was to be used this could be discussed at a later date.

HE informed the meeting that on a site visit a considerable amount of graffiti on the stone had been noticed. Some of it is historical and mentioned in books about the old Roundway Hospital but some is recent and amounts to vandalism. Residents would keep a lookout for new signs of graffiti.

As there was no more business the meeting closed at 12.25pm.