

MINUTES OF MEETING HELD AT HAWKSTONE HALL ON
WEDNESDAY 12TH OCTOBER 1983 AT 7.30 P.M.

In attendance:- Mr. K. Squires - G.L.C. M.T.P, Division.
Mr. Lake - Architect - A.C.P. Co.
Partnership.
Mr. Nixon - Admin. " "

Mrs. J. Hall, Miss J. Dawes, Mr. C. Hayes and Mr. T. Baron of the Lambeth Borough Council failed to attend the meeting.

Reason given:- Industrial dispute with NALGO which prevents them attending evening meetings.

Mr. Lake introduced the Mr. Squires, Mr. Nixon and himself to the tenants.

He went on to explain the object of the meeting.

Mr. Squires explained that the Estate belonged to the G.L.C. and was transferred over to Lambeth. Under the Transfer Order any major problems were still the responsibility of the G.L.C.

In September 1982 A.C.P. were asked by the G.L.C. to inspect the roof outlets, 54, Oakey Lane and pensioners corridors. Problems found to be much more serious and in October 1982 asked A.C.P. to look further.

There was found to be movement between the block joints. Blocks not able to take the movement, also cracking in balcony walls. The general problems were minor. A.C.P. were instructed with Engineers and the G.L.C. and Lambeth were duly informed.

Mr. Squired read letter.

MR. VINCENT - Why has it taken so long

MR. SQUIRES - Local office tried to improve things.

MR. FAIRWEATHER - Why was the property not registered with the NHBCC.

MR. SQUIRES - Not necessary as they were not for sale at the time.

MR. BRADY - Mentioned past meetings with G.L.C. and D.O.E.

MR. SQUIRES - If the minor problems had been done at the beginning it is likely that the major defects now found might not have been found.

MR. NIXON - Proposed Works.

No final firm solutions as yet.

WORKS

Water penetration remedies.

Through roofs. All being to some degree caused by brickwork above windows. Every block will need a new roof parapet.

Through walkways, mostly between Oakey Lane and Holst Court

Walkways should have concrete slab and asphalt waterproofing.
Water in through asphalt in troughs.

Lambeth Walkway - No asphalt, membrane to go under.

Ramp water penetration contributing to water in garages.

16 & 18 Holst Court.

Dampness thought to be caused by heating pipes.

On some parts of the estate there will have to be support columns
Work to be done on adjoining walls - additional supports possible.

PARAPETS

Brickwork at high level, lintel twisting. External additional supports to lintels and strapping of parapets to roof joints.

Walkway 50 - 54.

Water through trough. In order to reduce movement additional piers at low level.

Pensioners Lobbies.

Joints leaking, coming through flower boxes. Joint will be sealed. Additional construction to ceilings.

Mead Row.

Additional piers outside facing car park.

Two Bridges

Both need to be provided with extra columns.

Expansion in brickwork.

Water under window in Holst Court - no bar - window out and made good.

Canopies over doors to be made level.

Plant Boxes to be supplied to tenants.

Builders restricted to car park areas for materials. Not to use lifts. Builders to work 8 - 5.30 5 day week.
Temporary protection screens to be fitted outside dwellings.
Minimum of noise, dust.
18 months to two years of work

MRS. PARRY-JONES Can we claim compensation.

MR. SQUIRES - Lambeth will not meet any of the costs.

MR. FAIRWEATHER 16 Mead Row

Why do the proposed Leaseholders have to pay additional £7,000.00
Can properties now be de-valued.

MR. BRADY - Rate reduction - letter should go to Lambeth
from all tenants.

MRS. PARRY-JONES - What happens if G.L.C. becomes abolished
before the contract is started. Who will pay.

MR. VINCENT 13, Holst Court. Was there a 10 year guarantee.

If anyone on the estate is not satisfied with the conditions after the repairs have been carried out can they apply for alternative accommodation and will they be given the right to buy.

MR. BRADY - What about the G.L.C. 5 year plan.

MR. FAIRWEATHER - How much money is in the 5 year plan.

MRS. PARRY-JONES - Is this another ploy to stop people buying.

MR. VINCENT - Have the Council taken out insurance to cover structure.