



EDDINGTON
RESIDENTS
ASSOCIATION



Eddington Residents' Association and Portal meeting
Minutes of the meeting held on 14 March at 5.30pm
at Estate Management Office

Those present

Eddington Residents' Association (ERA)

Iain McMath, Chair

Margreet Vogelzang, Secretary

Pieter Desnerck, Support officer

Patrick Sweeney, Support officer

Portal / University of Cambridge

David Attridge, Operations Manager at Eddington, University Estates Division

George Martin, Facilities Manager at Eddington, University Estates Division

Lee Barnett, Deputy Facilities Manager at Eddington, University Estate Division

Irene Wong, Operations and CS Assistant, University Estates Division

1. APOLOGIES & INTRODUCTIONS

The Chair welcomed the group. Introductions of the new committee and Portal team were made.

2. APPROVAL OF MINUTES

Minutes from the previous meeting were agreed and are on the ERA website.

3. ACTIONS FROM PREVIOUS MEETING

Retail units: PS reiterated the University 2022 target that the team managing the retail units were intending to open 2 new shops in 2023 and 2 in 2024. GM assured that there are negotiations behind the scenes, that there is discussion with a health food store and the University is exploring fitting out a pop-up space to facilitate temporary retail offerings. The bicycle store that was actively engaging with Portal halted its expansion across the nation. DA added that he is getting updates from the hotel regarding its catering offering.

Traffic monitoring: GM noted that a survey was completed in October 2022 during days where the school was not on half term. Gm confirmed the survey found that average speed has lowered, but the number of visits overall had increased. The transport team will procure a flashing speed sign to remind drivers of speed limits. PD suggested putting it near the school. PS noted that it is very congested around 4-5pm, that the queue leaving Eddington often stretched from Huntingdon Road to near the school. PS also noted that outside this peak hour, average speed has gone up.

Energy capping: PS enquired if there is any update to energy capping. DA said there is no update yet, added that current prices is below the cap, and the price increase remains low due to hedging.

4. REPORT OF ACTIVITIES

ERA:



Eddington Residents' Association and Portal meeting
Minutes of the meeting held on 14 March at 5.30pm
at Estate Management Office

- The ERA have applied for a City Council grant towards activities to celebrate the Coronation. Celebration will be held on Sunday 7 May on the Cricket Pitch.

Portal:

- Eddington Beer Garden 2023 will be held on Friday 28th – Saturday 29th April in the Market Square. Portal sought ERA's opinion on the time live music ends. MV suggested 8pm; IM and PD suggested 9pm but resolved to 8pm with reference to the rooftop bar at the hotel, while background music will be played until 10pm.

5. MATTERS ARISING

- **Water ingress**

DA explained that there are issues with flat roofs and drainage. It seems there are failures across all Lot 2 blocks. The original building contractor Wates have attended site, inspected and have completed remedial works on Block 2F and 2H. Unfortunately, Portal received reports of recurrence last week. He stressed that he understood resident's frustration and agreed that it should be rectified sooner. However, if Portal steps in, it will invalidate the legal process of defect follow-up. PD agreed and emphasized that there need to be a solution for residents. He asked if the most affected were re-located. DA confirmed that some residents have been relocated. MV asked if any residents have been offered compensation, stating that mould developed in the apartment has made it inhabitable, and tenants are moving out of the flats. DA explained that these flats are habitable as defined in law. He stated that Portal cannot deal with compensation at this stage while issues are still ongoing.

PD remarked that people are very concerned with mould, especially when it was on the news at the end of last year. DA acknowledged this and gave assurance that Portal are cleaning mould. Mould treatments were applied and dehumidifiers placed in affected communal areas in Block 2H. In Lot 3 blocks, the drainage channels are to be resealed when weather permits.

MV said that people are moving out of these affected apartments, but Lodge is moving new people in knowing there are issues with the apartment. DA said that Lodge is not putting new people into these affected apartments. MV and PD argued that keyworkers are given very limited time to accept the apartment offered, often not able to see the apartment before making a decision. PS concluded that the water leak issue has been known since 2020 and have not been dealt with by the developer. Tenants are not getting the quality of property they signed up for and he suggested compensation as recognition of the inconveniences caused. He also asked how this will be put right in a satisfactory way. DA replied that the tenancy issue is one of the concerns he has.



Eddington Residents' Association and Portal meeting
Minutes of the meeting held on 14 March at 5.30pm
at Estate Management Office

IM asked if Portal has an answer to the leaks and questions the knowledge and skills Portal has to solve the problem. DA replied that investigation is still ongoing. Block 2H and 2F were believed to be fixed, but it did not happen. DA and GM assured that Portal has the knowledge and skills as they are supported by development and construction colleagues. Portal will sort out compensation after the leak is rectified.

PD referred to the communication to residents during the water outage in May 2022, when the ERA was copied into each email sent to resident, requested that similar actions taken so the ERA can answer to resident enquiry. [Action: IW to send copies of correspondence to ERA].

MV added that residents expect compensation, as they did as a result of the water outage. DA said that this is a different situation. There is not a compensation policy in place but assured that it will be addressed in due course.

- **Window incident**

PD referred to the near miss incident on 13 March, where a window was hanging off a building in high winds. DA said that it is a Wates problem, that it is to be assessed. He assured that there is no duct tape on the window. Within 4 hours of receiving report of loose window, the fire brigade was called in to help, it is made safe and boarded up.

- **Bin Chutes**

PS enquired if there is a way to prevent people other than Eddington residents disposing rubbish in them? DA replied that as long as rubbish is in the bin, Portal cannot do anything about it. Portal has recently fitted bin sensors within the bin chutes. If there is blockage, fire, or movement within the bin an alert will be sent to Mears, who will send staff to check any of those alert situations. The council will be able to view how fast bins are filling and plan their routes accordingly. IM is concerned with children safety. GM replied that it is not child-proof, but there has not been any incident in the last 5 years in the areas that use bin chutes.

- **Communication**

ERA mentioned that there was a facebook post about 'how a Mears operative asked a resident to refer to their partner to change a lightbulb'. DA said that it was investigated and the facebook post was not representative of the whole conversation and omitted key aspects of the conversation.

- **District heating**

PS asked for an update to energy capping.



EDDINGTON
RESIDENTS
ASSOCIATION



Eddington Residents' Association and Portal meeting
Minutes of the meeting held on 14 March at 5.30pm
at Estate Management Office

DA replied that because Core buys energy collectively with the rest of the University and benefiting from hedging, this has resulted in lower cost than other suppliers over the previous 12 months.

6. AOB

7. NEXT MEETING

Next meeting on 13 June 2023; 5.30pm-6.30pm.