*MINUTES OF UCOL MEETING*

*Thursday 9 November 2017*

MINUTE 1: We agree to ask Tim to continue investigating alternative ventilation systems and to present his recommendation as soon as possible.

NOTICE OF MINUTE (*this minute will be first item on agenda 16/11/17 for* *decision*):

We agree to use the component-based pattern (as attached to these minutes) to establish the sale price for units

*Present:* Sara Ferreira, Susan Taylor, Nancy Earth, Alex King, Rosemarie Smith, Catherine Spencer, Roz Wilson, Mike Wilson, Gay Buckingham, Anne Thomson, Tim Ross, Andrea Samson, Matt Blakeley, Susan Jack, Rainer Beneke, Marianne Quinn, Maria Callau, Jan Burch (late)

*Apologies:* Sandy Ross, Frances Ross, Maurice Brown, Juan Puricelli, Dennis Chan

*Appreciations:* Gerald Smith, Rosemarie’s brother died yesterday; ballpark costings have now arrived; very good attendance; thanks to Frances and Sandy for their creative generosity and commitment to seeing this project happen.

*Health & Safety:* nothing to report

*Property:* fixing the drain at a cost of around $600, including getting parts from Christchurch for rather ancient DCC drain; fire in adjoining greenbelt (fireworks) at the weekend – Tania helped to make sure it didn’t spread; mulch available for anyone who wants to take it away.

*Social Housing/Kiwibank:* nothing to report

*Withdrawals from UCOL*:

We have received notice from Patricia MacLean and Nancy Earth that they wish to withdraw from the project. It is sad to see people go but we recognise that people’s situations change and that high (albeit uncertain) costs make it difficult for some to remain part of the project. We thank them for their contribution to the project and for Patricia’s extended offer to continue to help with any future editing.

Nancy has requested immediate repayment of loan. She has been reminded that the loan agreement states that the money will be repaid at the conclusion of the project, unless another person is found to take up that loan. Repaying the loan right now would put at risk the negotiation with the bank, since we would be below 33% equity.

* M1 was originally configured as a 2-bedroom unit and could be offered as that.
* Over the past year there have been 4 or 5 enquiries for one-bedroom units – we need to let people know that there are now one- and two-bedroom units available. We note that  most of the enquiries, and those on the waiting list, have been from people wanting 1-2 bedroom units
* We need to have firm price as soon as we can to give to interested people.

Sandy and Frances are prepared to offer a private Affordable Equity scheme if the approach to Otago Community Trust (suggested by Eion Edgar) is unsuccessful.

What lessons are there for us to learn as a group? Did we provide adequate support? It was noted that much pastoral care was offered by a range of people within the group.

*Updated costings*

New ballpark costings for common house produce new total for the project of $12,108,772

Tim produced drawings marked up with adjustments and sent back to S&W for indication of re-costing – the response has been to identify places where costs could be saved, rather than doing a ‘from the bottom up” approach

Rainer took us through the spreadsheet updated with the revised ‘ballpark figures’, using the costing pattern based on components of the units.

A round of applause for the work that Rainer has done.

Need to decide what pattern we will use to determine the prices – valuation pattern or priced from the components of the design.

Discussion on contingency and where it is likely to be used – in common house, in siteworks.

It may be possible to reduce the costs for common house and common house units by putting plans to independent tender by other builders.

It would be good to make decision now about pattern for allocating costs, so that as further information comes in regarding costs we can simply apply the formula. We agreed that at the beginning of next week’s meeting we will make a decision on the minute to base our pricing decisions on the design component pattern.

*Design changes*

As previously circulated -

Joinery units deleted apart from kitchen and bathroom units – wardrobes, bookshelves, etc removed

Deleting midfloor insulation (sound dampening Batts)

Delete tiled splashback

Deleting timber pergolas (community project)

Delete mirrors

Remove coating on cedar so it will age to grey

Change cladding cedar to larch

Changes in ventilation system - Tim will need to investigate

Delete internal finishing coats.

Change exterior cladding (non-timber)

Replace SIPS with timber-framed roof for High St / Attic trusses for Alva St

White PVC window frames rather than aluminium facings

Catherine is keen to delete tiling from S&W tender so that job can be put out to tender separately

Tim will investigate the possibilities of coloured foils on exterior window frames

Possible Alva St attic space options discussed – Tim will investigate a different roof product and structure for the Alva St units, given most people were wanting to retain the attic space.

MINUTE: We agree to ask Tim to further investigate alternative ventilation systems and present his recommendation. ALL GREEN

Catherine has been discussing with Stefan Box and Tim about investigating the options Stefan presented last month for common house (demolition) in parallel with the redesign of the common house. But have we run out of time for such a possibility?

Meeting closed at 10pm