

**MCCARTHY COURT MANAGEMENT ORGANISATION  
MINUTES OF GENERAL MEETING  
AT MCMO OFFICE  
Wednesday 10th December 2014 7PM**

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**Attendees:**

Ida Cohen - (IC) 64 (Chair)  
Bea Ziegler (BZ) - 37 (Treasurer)  
June Barrett (JB) - 38 (Board Member)  
Steve Fisk (SF) - 22 (Board Member)  
Gary Gallard (GG) - 35 (Board Member)  
Alison Forbes (AF) - 51  
Nick Coombe (NC) - 66  
Steve Plumb (SP) - 46  
Sue Twining (ST) - 69 (Board member)  
Richard Twining (RT) - 69  
Emilie Nicholas (EN) - 62 (Board member)  
Nicholas Salmon (NS) - 62  
Marie Martin (MM)  
Patricia Adams (PA)  
Joseph Kabuty (JK)

Pauline Greenwood (PG)  
Tim Greenwood (TG)  
Beverly Watson (BW)  
Vicky Vuong (VV)  
Rizwan Khimji (RK)  
Michael Juden (MJ)  
Patricia Forbes (PF)  
Sarah Bradford (SB)  
Rachid Bellili (RB) - MCMO Manager  
Kamila Klidzia (KK) - MCMO Staff  
Lorna Maclaren (LM) - MCMO Staff  
Foday Kamara (FK) (Resident Participation Officer, WBC)

**Apologies:**

Christine Bradford  
Julia Miller

**1. Minutes of the last meeting/Matters arising from the minutes**

The minutes dated 15.10.2014 were read and proposed as a true and accurate record by IC and seconded by RT.

IC confirmed that residents received a letter from Julia Miller following the last GM regarding the adjustments due on the heating and hot water accounts once the final accounts have been produced.

GG stated that there will be a membership drive in January once KK and GG have reviewed the current membership list and identified which properties are not yet members.

**2. Heating and hot water update:**

advised that there are still 5 properties connected to the communal system, one of which has been booked in for works next week.

FK has spoken to Bob Holt at Design Services and John Wharf from Westminster Building Services and notes that there are no outstanding concerns regarding the programme.

IC acknowledged that a number of properties are experiencing issues with damp and condensation. WBC are undertaking thermal imaging surveys in the affected properties and will submit a report to the MCMO on completion.

AF suggested checking similarities between affected properties to see if there is a particular theme. IC agreed that this should be looked in to when the reports are received.

AF advised that the surveyor informed her that the lack of ventilation in the bathroom was contributing to the condensation problems and advised that the communal roof extractor fans are not in working order.

SP asked what kinds of surveys were carried out prior to the commencement of works, such as thermal imaging.

FK has discussed this with Bob Holt from Design Services and has been advised that thermal imaging surveys are being carried out at this time and that information about additional surveys was not available ahead of tonight's meeting as the question was asked with very short notice.

NC asked if a feasibility study was carried out - this query will be passed on to WBC.

The meeting asked for an estate-wide report on the issues causing condensation and LM is to request this via Julia Miller.

A special meeting will be held with all residents on receipt of the report.

RT asked why the asbestos removal unit left site before the end of the contract - KK to find out and advise.

ST asked for a final account from the MWW programme 2012 and was advised by FK that this is not available as there is an ongoing dispute with the contractor. ST also asked for details of the dispute and a breakdown of how the contingency sum was used, if indeed it was. FK will request to receive the information when it is available.

### **3. Managers Report**

LM advised that the walk around following the last meeting provided a number of amendments to the original garden proposal and these amendments are now being made and we are awaiting a revised quote.

LM has recently sent a letter to all residents regarding the cleanliness on the estate - there were a number of complaints about the cleanliness being below the expected standards and on looking in to the reasons why, it has become apparent that a number of residents are taking the opportunity to carry out works in their own properties while the major works are happening and this is causing a high amount of bulk rubbish, fly-tipping and debris across the estate. Removing bulk waste is a high priority due to health and safety concerns and is therefore taking the caretaker away from his usual duties.

SP asked for clarification on why the HHW major works has to be paid to the contractor in advance rather than in instalments on receipt of the invoice as with previous programmes - KK to find out and advise.

EN asked why there was such a short period between the last and current service charge bills being issued - some 10 months only. KK will find out and advise.

### **4. Neighbourhood Watch**

BZ and JB attended the last meeting which is open to all residents - LM to put up notice advising of upcoming dates.

Keyes House is now open which has facilities for youths to play sports and practise performing arts. There is a Police surgery at the York Gardens Library on Wednesdays between 4-7pm and Saturdays between 11am-3pm

LM will put up a notice advising of these times and dates.

### **6. Gardening**

Covered under managers report

### **7. AOB**

LM submitted a small improvement bid for canopies above the main entrance gates which was approved.



An additional bid for windows to close in the communal corridors was also approved pending technical services approval - there was a health and safety concern raised as there needs to be a cross flow of air so the proposed design of the windows had now been amended and can be completed.

Residents requested that MCMO ensures there is adequate insulation under the new communal flooring when it is fitted.

The use of the boiler house was discussed for when the communal boilers are removed and it was decided that an open-house will be held once the room is empty.

GG suggested looking in to renting commercial clothing dryers to have in the drying room for residents use as the flats are now much colder and drying clothes inside will cause more condensation issues. KK and LM. to look in to this and provide a proposal.

IC expressed thanks to Sue Twining who has recently stood down as Chair after many years and to Gary Gallard who has taken on the role of secretary and has taken on a number of additional tasks such as the newsletter and planning of the Christmas Party.

**Meeting closed at 8.10**