

**McCarthy Court Management Organisation.**  
**General Meeting**  
**14<sup>th</sup> December 2016**  
**7.00 In the Community Room**

MCMO Estate Office  
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**1. Present**

I Cohen  
J Barrett  
N Coombe  
B Zeigler  
S Bradford  
A Newbury  
T Boucher  
J Scarlett  
A Forbes  
L Wang  
R Ho

**In Attendance**

F Kamara  
A Morton

**Apologies**

K Klidzia  
S Bradford

2. Meeting Commenced @ 19.15 Minutes of last meeting Approved by J Barrett Seconded by J Scarlett

**3. Minutes of last meeting (05/10/16)**

Matters arising

On the agenda for discussion Damp and condensation

**4. Damp and Condensation**

IC read out the letter to be distributed to all residents

AF asked if everyone could be asked to consent to share their addresses

NC indicated that there was suppression of information around the Estate WBC are not prepared to do anything and its now 25 month down the line. There were 26 flats involved in reporting problems originally and that the Mr Paul Martin (WBC) wrote to NC

IC informed meeting that we would ask residents who contacted office if they would be willing to let their flats be identified

NC indicated that WBC are doing nothing regarding the situation

FK said it is not widespread and originally there were 26 flats which had problems but the survey would give us a better indication now

AN asked NC to join forces with MCMO to help them as he is an architect

BZ informed the meeting that the condensation is not new to works as it has been on the estate for the last 26 years

IC agreed to collate the information together and send the report of our findings to WBC

TB suggested an open letter should suffice

The discussion then focused on what the Coop can do going forward

### **5. Neighbourhood Watch**

Next meeting in John Bosco House on 17/01/17

There is a free lunch at Caius House on 16/12/16 and notices have gone to residents asking if they would like to attend

### **5. Staffing update**

KK to contact AF and JB to arrange the next step to advertising and interviews

IC informed the meeting of 6 new members to the board who were co-opted on at the last board meeting

### **6. Finance Report**

Finances are looking ok still trying to do only doing emergency repairs to tenanted flats

The flooring was discussed now decided to go for tiles instead of sheet vinyl and asked for a price comparison from all companies who quoted. Straw poll at meeting all in favour of tiles Meeting to be organised to speak to contractors regarding the quotes . IC and AM to set dates for this

We should be able to finalise the contractor by next General Meeting

### **7. AOB**

Suggestion about the signs around the estate that we could try for a SIB through WBC to pay for them and we would require 3 quotes

RH asked about what was planned for the old boiler room as of yet nothing has been finalised

AF said she thought the planter troughs on the balconies were causing the damp problems with the wet soil and that it was a design fault

AM to check the contract with the gardener on their maintenance

Meeting closed at 20.25

**Sign**

**Date**

## McCarthy Court Residents' Meeting: 28.09.2016

Please include my statement in the Minutes of the meeting of as an exact and accurate record of my statement. Please do not censor or change the wording. These were my exact words:-

Nick Coombe (no66) said:-

"I am concerned about the problems of Condensation and Mould-growth, that are known to have affected - or are still affecting - 26no flats. This is at least ONE IN THREE flats, of all the flats at McCarthy Court.

The Condensation and Mould-Growth are the consequence of Wandsworth Council's Replacement Heating Scheme, of the autumn of 2014.

Mr Alaba (Wandsworth Council's surveyor), when he visited our flat on 11.12.2014. to inspect the condensation and mould-growth declared that the environmental conditions are now "VERY DANGEROUS" (These were his exact words). We are concerned about the affects on our health. There are other vulnerable residents, who are elderly and infants. We are concerned about the effects of condensation and mould-growth on these neighbours in particular.

This is the **8th** McCarthy Court Residents' Meeting since these problems started, two years ago. The first report of condensation and mould was made by the residents of flat 44, on 17th October 2014 (Proof:- Note from Lorna, McCarthy Court Management Organisation). We know of no serious attempt by Wandsworth Council to rectify the problems in these two years: Wandsworth Council has, for one and a half years now, tried to attribute the Condensation and Mould growth to the "*toilet fans not working*". The engineers, (J&T Property Services Ltd), who checked the extractor fans at our flat, on Thursday 10th December 2015, told us that '*the toilet fans have got nothing to do with the mould-growth on your bedroom walls*'.

We ask that Wandsworth Council start treating the Residents of McCarthy Court with decency, respect, and, above all, **HONESTY**. We ask that the Environmental Conditions at McCarthy Court, are reinstated to how they were up until the autumn of 2014, the time when Wandsworth Council proceeded with their scheme to change the heating system type, from the Communal Boiler system type, to an Individual Boiler system type.