

MCCARTHY COURT MANAGEMENT ORGANISATION
MINUTES OF GENERAL MEETING
AT MCMO OFFICE
Wednesday 18th February 2015 7PM

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Attendees:

Ida Cohen - (IC) 64 (Chair)	Pauline Greenwood (PG)
Bea Ziegler (BZ) - 37 (Treasurer)	Tim Greenwood (TG)
June Barrett (JB) - 38 (Board Member)	Ahmed Mammeri (AM)
Steve Fisk (SF) - 22 (Board Member)	Rizwan Khimji (RK)
Gary Gallard (GG) - 35 (Board Member)	Michael Juden (MJ)
Nick Coombe (NC) - 66	Sarah Bradford (SB)
Steve Plumb (SP) - 46	Rachid Bellili (RB) - MCMO Manager
Sue Twining (ST) - 69 (Board member)	Lorna Maclaren (LM) - MCMO Staff
Richard Twining (RT) - 69	Foday Kamara (FK) (Resident Participation Officer, WBC)
Emilie Nicholas (EN) - 62 (Board member)	
Nicholas Salmon (NS) - 62?	
Mary Maughan (MM)	
Joseph Kabuty (JK)	
Anil Sharma (AS)	

Apologies

Alison Forbes (AF)-51

NC

Item 3

Kamila will advise leaseholders on why payment for H/W had to be made in advance, and why it was not possible for leaseholders to pay in instalments when it was possible to do so for previous major works bills.

Item 4

NC reported that he had seen the Asbestos Contamination Unit return to McCarthy Court for one day- 21/11/2014- and queried how it could work in the 7 flats in the one day, and how it was possible to deal safely with other properties without a Contamination Unit. IC pointed out that not all properties required the removal of asbestos.

Item 5- Budget

RB reported that the Council had increased the Management Allowance budget for 2015-2016 by 2.14%. A conservative budget for the next financial year had been approved at the recent committee meeting. This will result in a saving of some £3000, which go into the reserve. This reserve, currently around £15000, will be largely spent on the reflooring of communal areas in both blocks. As previously agreed, WBC is paying half the cost of this work, and we are paying for the other half. There will be no additional billing to leaseholders. ST recorded her appreciation of the estate for the hard work of Rashid and the management team.

Item 6. Neighbourhood Watch

BZ reported that since the last meeting there had been an increase of shoplifting in the area, as well as problems with people begging in Battersea Park Road. Neighbourhood Watch is relaunching a scheme

to provide grants for crime prevention initiatives, which MCMO can apply for. The next Neighbourhood Watch meeting takes place on 31/3/2015.

Item 7. Manager's report

The overhaul of the gardens is under way. Replanting has started, in accordance with the wishes of the gardening group, and WBC have provided us with 5 silver birches, to replace damage caused by the gales last year. PG suggested some more planting inside the railings to improve the look of the estate.

Wind blockers with vents have been fitted to the landing areas of the blocks, and canopies over the two gate exits.

The future use of the boiler rooms is still open to suggestions, ahead of a vote.

Samples of flooring are available to see in the office. Whichever receives the most choices will be the one chosen.

Item 9 Update on Roof Ventilators, and subsequent discussion

RB stated that all the old motors have been replaced with new ones. There is currently a problem with the control panel, which we are in the process of fixing. The flow of the unit will then be checked out. SP asked who was paying for these repairs. GG stated that the Council say it is the responsibility of MCMO, as laid out in the Management Agreement. NC said that if the extractors were on continuously, the heat is being sucked out of the flats. Some fans work on a humidstat, but whether this applied to our fans would need to be checked.

The issue of continuing damp was raised again. NC reiterated his point about the 124 day delay in responding to Flat 51's report of condensation problems. What are WBC doing about that? FK said he had spoken to Martin Byrne, the Area Housing Manager for the Southern Team, and was told the Council will carry out further test to see if damp issues had improved in flats that reported them, following the installation of the new extractor motors. JS noted that now we have installed individual boilers, there is no hot water circulating around the estate, and he is sorry he lives here now. He also asked why we given a survey, and then a second survey, in which, he suggested, people were encouraged to change their votes. This suggestion was refuted by IC and RB. ST said we were now talking about the past, and suggested we focus on what we are dealing with in the present and what action we could take going forward. PG asked if it would be possible to have boilers/ heating in the hallways. SP agreed, adding that the pipework was still there- Why couldn't WBC use it?

Rizwan told the meeting about a phone conversation he had on 19/01/2015 with Julia Miller, in which he asked how the Council did their survey on individual flats before work began. He was unhappy with the response he received, "you just deal with your case."

SP asked why the work was carried out in the winter. IC said the work was originally scheduled for summer, but was delayed. Some people felt the survey done was not fit for purpose.

NC added he was concerned for older people on the estate, how they are suffering and whether they can afford to keep themselves warm. ST said we needed the council survey the whole block and then call an Extraordinary General meeting, and request the presence of an expert from the council, who could answer our queries. FK said there were currently no plans for the council to survey the whole block. NC said a surveyor had informed him the mould was dangerous and a risk to people's health.

The meeting then agreed to request an EGM on 18/03/2015, with an expert from the council, and to ask for a survey of damp and condensation on the whole of the estate.

The meeting closed at 8.45p.m.