McCarthy Court Management Organisation (MCMO)

General Meeting

19:00 on Wednesday 20th December 2017 in the Community Room at McCarthy Court

In Attendance

K Klidzia (KK)

F Kamara (FK) - Wandsworth Borough Council)

A Morton (AM)

Minutes prepared by Independent Minute Taker: Ms L Akpojiyovwi

The meeting commenced at 19:05

1. **Introduction/Present/Apologies:**

Present

J Barrett (JB)

I Cohen (IC) – Chair, MCMO [

N Coombe (NC)

G Gallard (GG)

P Greenwood (PG)

T Greenwood (TG)

R Ho (RH)

C Johnson (CJ)

M Martin (MM)

V Newbury (VN)

C Sykes (CS)

B Watson (BW)

B Zeigler (BZ)

Apologies

T Boucher, S Bradford, S Fisk, A Forbes, A Newbury, N Sykes.

Introductions were made and the Chair (IC) welcomed everyone. For the benefit of residents new to the meeting, she informed attendees that MCMO organised eight meetings a year. Four of these are general meetings open to tenants/residents. The other four are Committee meetings. In 2016, a survey was taken regarding whether the MCMO should continue to manage the estate or return management to Wandsworth Borough Council (WBC). Residents voted for the MCMO to continue to manage the estate. IC explained that for the MCMO to continue, it is important that residents continue to attend and contribute to meetings. Issues can also be raised with AM at the MCMO Office to be brought to Committee meetings.

1. **Minutes of the last meeting (9th October)/Matters arising:**

NC requested that a paragraph on page 1 of the minutes be amended to replace ‘inspector’ with ‘Wandsworth Council Surveyor, Mr Lee Alaba’ as follows:

‘NC believes that residents are living in dangerous conditions and states that this was supported by *Wandsworth Council Surveyor, Mr Lee Alaba*. He was asked to provide MCMO with the details of this *surveyor* so that we could refer this to WBC.’

NC provided a one page information which he described as an ‘extract’ from a ‘transcript’ dated 11 December 2014.

AM requested an amendment to the last page of the minutes to replace ‘14th December’ with 20th December as follows: ‘DONM Wednesday20th December 2017’

The minutes were approved by JB, and seconded by BW pending amendments as above and to be circulated to all residents.

NC stated that he felt that the issue of damp condensation/mould was not resolved. IC responded by asking tenants/residents if they had received a copy of the WBC report following investigations into this issue, which concluded that this was not an estate wide issue. They confirmed that they had. IC advised that it was not a good use of residents’ time to keep repeating this issue at meetings. Anyone concerned about damp/mould in their property needs to contact MCMO Office or follow the formal complaints procedure.

NC addressed the meeting to express that he felt his concerns were not satisfactorily dealt with and left the meeting. GG asked if there was anything more NC could do to express the concerns he has. KK responded that the MCMO will consider the information provided by NC, and write to advise him of potential next steps he could take.

GG informed the meeting of a list which had been circulated regarding 16 flats with damp, including his flat. He believed the information was from 2014. He advised that he no longer has damp in his flat as this has been dealt with, which means that the list is not accurate as of 2017. KK noted this and apologised. She advised that the list should not have been circulated as it was out of date, but also included confidential information about tenants.

1. **Manager’s Report:**

General Report

AM reported that there were problems with leaking roofs. She had contacted WBC regarding these. Major Works were on site in September and checked the roofs. A C1 referral has been sent to WBC. FK advised that WBC may have a different view regarding who owned responsibility for repair of the roofs. KK advised that major repairs falls under Section 20, which puts the responsibility with WBC.

The metal coded access gates at Stanmer Street have been installed to prevent dumping of rubbish. Coded locks to be added.

Major Works checked on the water ingress in one flat and they were pleased that the works were successfully done. There are two more balconies to be done.

Two British Thermal Unit calculations were done for a one bedroom and a two bedroom flat, and results showed that WBC and contractors’ works were adequate.

MCMO has received correspondence from WBC via Foday advising that WBC was taking over responsibility for CCTV throughout the borough. Unless there were substantial reasons to have them, all CCTVs on the estate would be removed. FK advised that the letter was in response to updated national guidelines about CCTV, and WBC will be losing about 40% of cameras. CJ asked if there were any clear directives/criteria that the estate must meet to justify keeping the CCTVs. KK responded that these included data protection and public safety. IC confirmed that CCTVs will continue to be beneficial for the safety of residents on the estate. KK advised that MCMO will work to put a case forward to justify having CCTVs on the estate - to keep current number and have new ones added as necessary. MCMO will consult with external agencies who can provide supporting evidence regarding safety and other criteria. If they are justified WBC will install new ones. CJ asked MCMO to let residents know if personal testimonials from residents would help.

Finance Update

Block costs, block repairs and maintenance - There is an apparent spend of £8,822.71. However, £5,334 is a rechargeable cost for some external works required to resolve a leak, which WBC will be covering. There is a small overspend on contractors (£309.03) and roof fan repairs (£326.67) but no items of concern in this area. The ‘real’ figure will then be a deficit of £3,488.71, which MCMO will continue to try and reduce over the rest of the year.

Staffing - This area showed a surplus of £2,279.98. Actual spend on staffing is stable and the surplus is made up of mainly staff and committee cover and training budgets, which should regulate through the year.

Management and Services -There is an overall surplus of £4,211.67. There are no notable over or under spends – audit fees are in this category and are charged annually so we will maintain the surplus moving forward to cover costs later in the year.

Overall there is a reported deficit of £2,331.06. However, when the recharged costs are reimbursed we should be seeing surplus of approximately £3,202.94 which we will continue to try to build over the remaining months. If a reasonable surplus is showing in the January accounts, we may be able to undertake part or all of the LED lighting upgrade.

Tenant only costs (Does not affect leaseholders) - There is a surplus of £8,608.06 on tenant only costs – the only areas of overspend are garage repairs due to a replacement door being required unexpectedly and void costs for the one bedroom property, which required a replacement kitchen. Garage costs will be revised in the next budget to ensure a larger budget is set for this code. The surplus is mainly due to works being carried out on a responsive basis only, but this could change as we move through the year, so no planned works are to be scheduled in until the final quarter.

1. **Small Improvement Ideas:**

MCMO is considering applying to WBC for funds for some improvements across the estate including cycle sheds, and four collapsible bollards to stop cars from parking on the ramps by the garages. We considered automatic bollards, but WBC will not support anything that will incur maintenance costs. MCMO will bring an update on the improvement plans to the next general meeting.

MCMO is also considering the possibility of renting out some of the space in the former boiler room to generate some income for the estate. The floors were done after the boilers were decommissioned, so it would be good to paint the walls also. All agreed that the painting could be done as a community project with residents volunteering. MCMO will write to tenants and work with WBC to take recommendations on type of paint e.g. fire retardant paint.

TG proposed that MCMO should proceed with the improvement plans. JB seconded.

JC asked if storage lockers could be considered. KK responded that storage lockers had been proposed and tenants in Block were surveyed but they declined. They had concerns about safety. There are some storage sheds in Boiler room area

BW asked if patchy areas of the estate by the bin chamber could be re-grassed to make it look decent.

* **ACTION POINT:** It was agreed that the Gardening Club would consider this, and the possibility of using artificial grass.

1. **AOB:**

**ACTION POINT:** Leaseholders need to get boiler checks.

It is national regulation for landlords to do this for tenants, but leaseholders must arrange their own. MCMO can provide contact details to leaseholders at their request, but cannot be involved in any negotiations or be held liable.

GG addressed the meeting and wanted it noted for the record that he and other residents do not wish to keep repeating issues which have been discussed/resolved at previous meetings. This puts many residents off attending/contributing to meetings as they feel that they will not have the opportunity to raise and discuss other important matters.

GG proposed a vote of thanks to AM for her work this year. This was seconded by IC.

IC also thanked KK for all she does to support the MCMO.

AM advised that in agreement with the Board, the office will be closed from 14:00 on Thursday 21st December 2017 and reopen on 2nd January 2018. AM will have the mobile for emergencies only, otherwise calls should go to WBC housing patrol. Notice has been sent to all tenants.

**DONM:** Wednesday 29th March 2018

Meeting ended at 20:07

Signed

Date