McCarthy Court Management Organisation

Reconvened General Meeting

Monday 9th October 2017 at 7pm in the Community Room

1.Present

I Cohen

S Bradford

N Hook

J Barrett

B Zeigler

S Plumb

B Watson

M Martin

N Coombe

S Fisk

In Attendance

K Klidzia

A Morton

F Kamara (WBC)

Meeting commenced at 7.00pm

1. Apologies

A Newbury, T Boucher

This meeting was reconvened from 27/09/17

2.Minutes of last meeting/Matters arising

NC was concerned regarding omissions to the last meeting he had stated that 26 flats have been affected and these have been reported to WBC not the office

NC believes that residents are living in dangerous conditions and states this was supported by a building inspector. He was asked to provide MCMO with the details of this inspector so that we could refer to this to WBC. He has been in consultation with Jane Ellison regarding the matter.

He has concerns with resident’s health, particularly children and the elderly.

Minutes were approved by JB and seconded by SB pending amendments as above

and to be circulated to all resident

3. Managers’ report

AM advised of a number of leaks in the roof; a Building Maintenance Inspector and a representative from the Major Works team are due to attend on 12/10/17.

There have also been a number of leaks above the office which have now been rectified.

A group is being formed to improve the garden – all residents are welcome.

The grounds maintenance contract is due to go out to tender shortly.

The flooring replacement programme is ongoing. The installation of the metal strip outside a sib-entry has been booked in with the contractors. The scratches and marks are being cleaned from the tiles and the flooring is being sealed.

AM has had some issues with the contractor and has not made the final 50% payment until the issues are rectified.

There is no CCTV camera on the ground floor of block 1-42 due to the storesheds preventing a clear view. The office are looking in to options such as having multiple cameras installed to cover the blind spots.

IC and KK are drafting a letter to all requesting more residents attend the meetings as the turnout has been reducing recently.

The new auditors were appointed at the AGM and we look forward to working with them from the end of this financial year.

Finance update - August 2017

**Block repairs and maintenance:**

There is an apparent overspend of £ 9418.44 however £3476.54 of this is a rechargeable cost for some external works required to resolve a leak which WBC will be covering and £10,435 is the tenant part of the communal flooring which will be covered by the income and expenditure reserves.

There is a small overspend on roof fan repairs (£460) but savings in other areas should enable us to end the year on a surplus.

**Staffing:**

This area shows a surplus of £802.15 to date.

Actual spend on staffing is stable and the surplus is made up of mainly staff and committee training budgets which should regulate through the year.

**Management and Services:**

There is an overall surplus of £2878.70 to date. 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 those costs later in the year.

*Overall there is a reported deficit of £6539.74 however when the recharged costs are reimbursed we should be seeing surplus of approx. £7371.80 which will be used for the remainder of the flooring costs.*

**Tenant only costs:**

There is a surplus of £8698.59 on tenant only costs - the only area of overspend is garage repairs due to a replacement door being required unexpectedly. This 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 but this could change as we move through the year so no planned works are to be scheduled in until the final quarter.

We currently have a void which requires a large amount of work so part of this surplus will be used to bring the property up to a lettable standard.

4. Small improvement budget

It was approved at the last Coop Forum for a small improvement to erect the metal coded access gates to the bin chamber area in Stanmer Street

SP suggested that the old boiler room be converted into a bike storage area so there would be no bikes cluttering the corridors

AM to approach WBC who can assist in placing bike racks into the area for residents

SB asked why on one set of garages there is a single gate and the other set on garages a double gate

KK advised it was hereditary to the block when Coop took over

5. AOB

NC requested that the Damp Condensation and Mould be placed as a regular Agenda item and was advised that it was stated at the AGM that this would not be the case as MCMO have no further actions to take however it can be requested under AOB if there is any new evidence to bring to the meeting.

NC addressed the meeting stating that is now the 3rd anniversary of the problems starting and still nothing has been done to rectify this he asked what was happening

IC asked by whom WBC or MCMO

NC said MCMO.

IC advised that there is nothing more for MCMO to do. MCMO has done all we can and will assist with advice to those residents who report anything to the office.

IC reminded the meeting that it has been suggested that residents hold a meeting for all those affected. AM has offered her services to send out the notices and open up the meeting room for any group of residents however nothing has been brought forward.

NC raised concerns about the issue creating health problems.

KK responded that MCMO are managing agents for WBC and are bound by their procedures and advice. Action has been taken as per the correct procedure. Inspections have been carried out both by MCMOs own staff and then by WBC and their specialists. MCMO cannot take any further action. WBC has advised that their own investigations conclude that there is not an estate-wide issue and that they too will be taking no further action. The residents were notified of this in writing.

NC states that there were 17 flats in the survey in March 2017 and was advised that MCMO staff visited each property and passed on the recommendation to WBC to carry out further investigations which were subsequently carried out.

SP Stated that a WBC representative said the heating would be adequate and KK asked for the name of the officer with whom she would be happy to take that up with.

KK then offered to undertake a British Thermal Unit calculation (BTU) in any tenanted property who believes their heating system to be insufficient. This test calculates the number and output needed to sufficiently heat each room. AM to organise for a one bedroom and a two bedroom tenanted property to have this calculation done – the results will be published but cannot be taken as recommendations. Leaseholders are responsible for ensuring their heating system is adequate.

NC requested that amended meeting minutes be circulated to all members and was advised that minutes are available in the office for anyone wishing to see them or take a copy. Distributing them can be done if required.

DONM Wednesday 14th December 2017

Meeting ended at 7.45pm

Signed

Date