**McCarthy Court Management Organisation**

**DRAFT Minutes of General Meeting**

**14th April 2025**

1. **Present**

Beverley Watson, Sam Markham , Gary Gallard, Olga Gabriel-Simpson, Nancy Sykes, Anil Sharma, Jake , Jean Lelion, Abi Sowunmi, Junior Scarlett

Kamila Klidzia (Treehouse staff), Ben Nutley (Treehouse staff), Foday Kamara (Wandsworth Council

**Apologies**

Jose Berg and Bea Ziegler

1. **Minutes of the meeting dated 12/12/2024**

The minutes were proposed as a true and accurate record by AS, seconded by JS

1. **Election of Management Board**

The following members stood for election for the upcoming year:

Junior Scarlett

Jose Berg

Jean Lelion

Abibat Sowunmi

Olga Gabriel-Simpson

Anil Sharma

All in favour.

1. **Managers report**

New Bins - New waste recycle bins have been placed outside the bins sheds opposite the recycling bins. Each flat should have received an individual bin for their own private waste.

The 3 waste bins are also now in full effect within the bin sheds- as a result the dumping of industrial waste has decreased significantly.

Empire Pest Control- Continue to keep the rodent population in check. Call outs are reducing month by month as a whole.

Garden- The mould has been removed from the middle garden area. Still a few areas that need tidying up but looks much better and less hazardous areas.

Vandalism- Cameras now received- Have taken advice on optimal position for them to be fitted. They will be inside both sets of fire doors on each level. That way we know exactly who is coming into the floors and leaving.

Cleaning- Liaising with cleaning contractor- Looking at the schedule to better serve the block. He is allocated 20 hours a week and with the continued defacing of walls- his time is being eaten up .

Fire doors have had glass replaced and made sure they are adjusted when not closing properly.

Window safety catches have been sorted on communal block windows.

Polkadot- Due to a really poor performance throughout their tenure- they will no longer be servicing our block. Frankly appalling service from top to bottom. Baps Taps will be our main contractor moving forward.

We have had more in-depth conversations with companies specialising in a new intercom system. This also includes the garage doors which are not currently fire compliant in regard to access. The new system has the potential for video entry which should increase the security of the block. As we now have engineers who are able to maintain the systems, we are carefully reviewing the position before a final decision is proposed – we are also very aware that there are several large programmes that leaseholders are either already paying (roof replacement) or will be paying (electrical upgrades, ventilation upgrades) and we do not wish to add more strain to leaseholders by adding another large programme unless it is absolutely necessary.

Gardener continues to carry out garden maintenance and keep everything in check.

Bulk rubbish removed

New lock fitted to Stanmer Street bin shed.

Reports received of a resident spitting in communal areas – the office will follow this up.

**Finance report:**

Income is as expected with an apparent deficit of £2476.97 due to the recharge of Service charges for last year.

Block costs have a surplus to date of £5554.47 mainly due to money roof repairs and drain clearance which have not yet been used, a budget for window cleaning which residents chose not to proceed with and lower contractor costs as smaller jobs are being undertaken by staff.

Estate maintenance is showing a surplus of £9693.61 due to minimal expenditure on works. The emergency patrol contract was higher than expected and we have raised this with the Council. Bulk rubbish is lower than budgeted which is very unusual but good news.

Staffing has a surplus of £4363.85 as we have had no recruitment or training costs and staff costs have been slightly less than budgeted.

Management and service costs have a small deficit of £1501.94 due to the recharge of office costs to All Saints – once this has been taken into account, the deficit is less than £300 and all costs in this area are stable.

Therefore there is a surplus to date on service chargeable costs of £15663.02 (income minus expenditure) – please note that tenants also contribute to these expenses, at a higher rate for staffing costs and management and service costs – the predicted surplus for leaseholders only is £6781.26

Additionally, Tenant only costs have a surplus of £7804.32 as there have been no major expenses through the year that have not been reimbursed by the Council.

Any surplus in this area will be retained in our reserve.

1. **Draft Budget for 2025-2026**

The increase in allowances from the Council is 1.69% to £158,165.98.

We are reducing the overall budget for block costs due to low expenditure in these areas for 24/25, with the exception of the electricity which remains high until Feb 2026 when we can enter a new contract which will undoubtedly be on better terms, and cleaning costs as we need to factor in additional works we often ask of Ronny. We are removing roof repair costs as the new roof is under warranty.

Estate costs are expected to increase slightly due to the energy contract and the emergency patrol contract which is fixed by the Council each year.

Staffing and office contractors should reduce as Ben takes on more responsibility – Kamila will remain available for queries etc

Management and Service costs have been increased slightly due to higher premiums for the office insurance policies, although at renewal we do go out to three brokers to try and obtain the best deal. We were also forced to retender the accountancy contract by WBC and the new contract is higher than previously.

Overall the total service cost is therefore expected to increase minimally compared to last year.

We are budgeting slightly less for tenant costs due to low expenditure in the previous year plus the upcoming kitchen and bathroom programme taking place will likely reduce costs in tenanted properties.

We are therefore working towards achieving a surplus for the year, although this cannot be guaranteed as it will depend on what works are required through the year.

GG noted an error on the telephone costs which had moved the £1200 budget to the line below and removed the £100 for that item – this will be reinstated.

Proposed by JS, seconded by BW and all in favour of accepting the draft budget.

1. **Appointment of auditor for 2023/2024**

This item was deferred from the last meeting – we had some issued with delays with our current auditors, Simpson Wreford Partnership, we later found out this was due to a merger that they couldn’t tell us about until it was complete. We therefore started looking for an alternative contractor and upon testing an alternative at another site we realised that was not a successful decision so the recommendation is to continue with SWP for McCarthy Court but to agree tighter timescales. Noted that the quality of the work was never in question – only the timings and delays.

All in favour.

1. **AOB**

VE Day celebration proposed by a resident – community celebrations are to be held on Monday 5th May – Ben will write to all residents to ascertain interest and a meeting will be held next week to firm up arrangements if enough residents express interest in attending.

**Meeting closed 20:30**