

ROYAL MILLS RESIDENTS ASSOCIATION (ROMRA)
ANNUAL GENERAL MEETING

Minutes from 21st November 2017

Present: Patrick Langan (Chair), Zoe Salisbury (Secretary), Rupert Mackay (Treasurer), Hunter Lyden, Gareth Worthington, Marina Coldwell, Matt Hepworth, Juliane Poshinski, Kate Kelly, Ben Farrow, Catherine Makrandreou, Bronwen Rapley, Stewart Rapley, Mitul Jobanputra, Nicholas Platt, Mark Dormand, Tim Diesner, Juliet Cavalier, Gerald Cavalier, Teresa Rushton, Carl Rushton, Danny Ashton, Gisele Navarro, Mark Brunnen, Lisa Li, Michelle Pilkington, Chris Tombleson, Lindsay Moores

Apologies:, Luke Galloway, Dave Thorley, Anita Machin, Simon Purves, Garry Thomas-Lowde

Welcome from Chair to the residents.

1. Elections:

The following committee members were appointed/re-appointed

Chair – Patrick Langan (Re-appointed)
Vice Chair – Gareth Worthington (Appointed)
Treasurer – Rupert Mackay (Re-appointed)
Secretary – Zoe Mills (Re-appointed)
Committee Members – Luke Galloway (Re-appointed), Anita Machin (Re-appointed), Simon Purves (Re-appointed), Dave Thorley (Re-appointed), Garry Thomas-Lowde (Re-appointed), Gareth Worthington (New), Teresa Rushton (New), Catherine Makrandreou (New) Gerald Cavalier (New); Michelle Pilkington (New); Hunter Lyden (Re-appointed)

Minutes from last time were confirmed as a true and accurate record.

2. Approval of Accounts:

Balance of accounts currently stand at £116.59. The accounts were approved.

3. Committees Annual Report

The Chair has issued an annual report to all residents, this has been posted on the Royal Mills website www.royalmills.net. Some highlights of this report are as follows;

Some of the key issues and developments addressed by RoMRA throughout 2017 were as follows;

a) There have been some isolated incidents of anti-social behaviour, vandalism to commercial properties and attempted theft of motorbikes from the car parks. Generally however security at RM is very high due to the vigilance of Zenith and residents.

b) New Zenith team members have been recruited in concierge and maintenance; the new Zenith Property Manager is Luke Lightfoot.

c) Following representations, RM Developments, Zenith and Homeground further reminded and took action against some residents in breach of their lease with regard to anti-social behaviour, the keeping of pets and AirBnB lettings etc.

d) Several representations have been made to Manchester City Council (MCC) and Manchester Life regarding road closures, building work noise and the general poor state of the area due to on-going building works e.g. mud from the sites causing road cleanliness and drainage problems.

e) Zenith have instigated a long term contract with GIA for a proactive maintenance programme for Royal Mills e.g. window painting, roof works etc.

f) Concern was been expressed regarding the poor customer service from Homeground / Longharbour e.g. ground rent issues.

g) Concerns about window cleaning were raised with and addressed by Zenith.

h) A number of residents have taken part in gardening activities around the RM planters / Cutting Room Square.

i) Sky Q upgrade has been undertaken across the complex.

j) Occasional social events for RM residents. Regular pop-up events in Atrium and restaurants at Ancoats Coffee shop.

2) Going forward into 2018

a) Hyperoptic superfast broadband has finally had approval from all parties and installations are imminent

b) Electric car charging points – this has been raised several times with Zenith who are continuing to evaluate the issue.

c) Concern has been expressed regarding the problem of escalating ground rents in RM Phase2 apartments as some residents have experienced problems selling their property due to mortgage companies refusing to lend to potential buyers. A representation to the Landlord, RM Developments, is under consideration as is investigating the purchasing of the freehold.

d) RoMRA are looking to reinvigorate the now defunct Ancoats Residents Forum by engaging with other Residents Associations (i.e. MM2, George Leigh St, Victoria Sq.), and the new builds e.g. Murray's Mill in due course. The Ancoats Residents Forum will thus act as a focal point for addressing concerns and initiatives within Ancoats Urban Village.

e) Additionally RoMRA has submitted freedom of information requests to both Manchester City Council and the Homes & Communities Agency to try to ascertain how the Ancoats Urban Village Estate Charge levy (which is paid by all Leaseholders as part of the RM Service charge) is being used.

f) Submissions regarding extending the licensing hours for local bars and restaurants are under consideration by MCC. RoMRA intends to make appropriate representations once resident's views have been ascertained.

4. Management of Building

Licencing Issues Gareth Worthington talked through his concerns with the Councils proposal for licencing laws in Ancoats. He proposed a midnight licence on Friday and Saturday with a 12.30am kick out. He talked through the proposed Ancoats Group for Bar operators.

This matter was put to a vote and the room was unanimous in its agreement of a 12am licence on Friday and Saturday evenings. As a result of this vote, RoMRA will write with their views on behalf of residents in favour of the midnight licence.

Freehold/Ground Rent Lindsay Moores spoke to the residents about her experiences, selling her apartment in Kennedy back in June 2017. Her purchaser was unable to obtain a mortgage as the banks valuer applied a zero value due to the onerous ground rent. It should be noted that this issue only affects Phase 2 (Paragon, Kennedy and Royal Mill).

Leasehold legislation is currently going through parliament that will have significant impact on the issue. It was noted, that some residents present, were able to secure a mortgage in Phase 2 recently, however all confirmed that their solicitors did flag this as onerous.

Lindsay spoke to Reniker about this, they are aware of it and want to help in some way. Zoe, Bronwen, Patrick and Lindsay have agreed to form a working group on this issue.

Ancoats Urban Fund Levy is in transition being transferred from HCA to MCC. We pay £60-£70 per annum, to be used to enhance the environment in Ancoats. MCC have said they are keen to involve stakeholders in how the fund should be spent. We will be reinstating the Ancoats Urban Forum which will incorporate MM2 etc.

Traffic/Road Issues Hunter will put something together for residents to be sent to the Highways team at Manchester City Council.

- **Speeding** 20 mile per hour limit is constantly flouted. We have the 'Dutch model' of shared services, junctions unmarked to ensure cars slow, but this doesn't always happen. Highways need to be consulted.
- **Parking Bays** The parking bays along Henry Street, were originally located at the Redhill Street end. Following the improvements, the council painted the spaces at the Jersey Street end of Henry Street, opposite the entrance into the McConnel car park. This causes access issues and puts drivers in danger of collision. A number of residents have informed the highways team of this, but so far, nothing has been done. We need the council to re-site the parking bays back into their original position, or move them to a different location.
- **Roadway at entrance to Fairburn Car Park** could the council paint double yellows to stop people parking across the access. The building opposite has an entrance at this point and visitors tend to park in this location, as a result, vehicular access to the Fairburn car park is difficult as a result.
- **Metal bridging across Henry Street** Residents are waiting for the bridging team to repair the metal section to Henry Street. The dampeners underneath the metal were worn, as a result, residents have been living with metal on metal banging 24/7. The council have put temporary dampeners in place and the bridging repairs are to follow.

Loading Bay Could one be put outside the big red doors as delivery drivers to concierge tend too park on the pavement which makes it awkward for disabled and prams etc. Somewhere delineated would make it easier.

Parking (Anti Social) Residents are frustrated with visitors parking in residents bays. Zero tolerance was proposed and discussed.

Cigarette Bins The committee were asked whether cigarette bins could be installed. RoMRA advised that this had already been explored, Zenith are not keen on installing as they have experienced problems on other developments with vagrants pulling them off their mounts.

Water Pressure temperature and water pressure is mixed. Zenith has been monitoring this. Residents have been advised to report any issues to Zenith.