

ROMRA committee meeting 08/08/17

(Proposed amends in red)

Present: Patrick Langan, Rupert Mackay, Zoe Mills, Marina Coldwell, Garry Thomas-Lowde, Simon Levi, Dave Thorley, Anita Machin, James Headifen (ex Ancoats Residents Forum), Luke Lightfoot (Zenith), Alan Gorvett (Zenith),

Apologies: Hunter Lyden, Luke Galloway,

1. Previous minutes agreed

2. Matters arising:

Window cleaning - High Access and Rig Tech undertake window cleaning across the development, the last clean has been delayed due to road closures on both Jersey Street and Murray Street. **Zenith to enquire** whether Manchester Life would pay for extra cleans due to the amount of builders dust generated by the ongoing works.

In the meantime, Mace as the lead contractor on Murray Mill has agreed to clean the common areas of Kennedy. Rupert has organised this following residents frustration at the builders dirt being walked in the common areas of this building. (Rupert advised – “For clarification I have passed the details of the PM for Manchester life to Luke to enable him to communicate on building and window cleaning.)

Clarity was also given on windows not included in the quarterly clean, ie where windows are on balconies and accessible to residents.

Staff Notice Boards – have been populated with photos of the Zenith management team.

Maintenance Man - Jason Smith has started as an onsite maintenance man. Jason will be dealing with maintenance in the common areas eg replacing bulbs, painting and repairing broken items.

Web Portal – No update.

Newsletters – The accounts are done for 2017 and will be sent out shortly. This will form the basis of the first Newsletter from Zenith

Airbnb/pets – letters sent out to residents. No ongoing matters, but residents should raise any issues with Zenith.

Hyperoptic – This is a pressing subject. They met with RM Developments (Freeholder) who have referred the contract to their solicitor to agree and complete. Adriatic Land have also agreed to this as long leaseholder. They plan to install hatches in the common areas. Zenith are pushing on behalf of the residents.

Zenith advised that this will be installed throughout the development and it is free to link up apartments giving the option of using fibre network, however, it is only free to link up to the network if you sign up at the outset. If the requests to connect into the fibre network up are drip fed through after the initial installation, then the resident concerned will be at risk of charge. This is due to cost of making good the common areas in order to link the relevant apartment to the system.

Hyperoptic installation in OS/NS will be via cables run through the floor. They will follow the same route as the existing sky and electricity. **Zenith to liaise with RoMRA re ‘sell-in’ of project to individual leaseholders.**

Maintenance Plan – GIA are about to be formally appointed. The maintenance plan will to put this in place in due course.

Planters – Area has been tidied up and planters have been decorated. Zenith asked if residents would like to take on a couple of planters. Anita provided a plan of how the planters could be best used to benefit from the shade/sun. Tool storage in ground floor of Paragon is available.

Bollards – Have been removed as cars kept crashing into them.

Junk Mail – Zenith are stopping as much as they can, but Royal Mail seem to be the worst offenders.

Repairs – Two general repairs have been done, carpet needs cleaning.

McConnel Door Access – This has been fixed and is up and running again.

Electric Car Charging – No movement as yet, Zenith are giving this thought going forward. All enquiries have been passed on. **Zenith to research further.**

Bin Rooms/Recycling – Persistent problem, residents are struggling to know what they should or shouldn't recycle. Residents stack the cardboard on top of the bin rather than open the lid. Could we trial leaving the doors open on the recycling bins? Please could you put the signs back up to show what goes where and how to deal with bulky waste / Mustard Tree. **Zenith to provide additional signage in bin rooms to facilitate improved recycling efficiency by residents.**

Sky – Sky signal is an issue in McConnel. A resident recently had Sky Q installed, as a result of this a number of apartments lost their second feed on Sky+. This has been raised by the residents with Sky, who are pointing the finger back at the Royal Mills team, Luke has offered to help sort this out. Zenith also advised that Sky Q only requires one feed, unlike Sky+.

Leaking Drain Fairbairn – New sump pump has been installed. The maintenance man will deal with repairs identified by Hunter.

Cotton St car spaces – this was raised again and Luke confirmed that the management team have increased monitoring of car parking and are issuing tickets where no RM slip is visible.

3. Committee

3b. Ancoats Urban Village Management Company

James Headifen gave a presentation to the meeting:

Outlined existence of the former Ancoats Residents Forum; an area wide forum taking in the respective residential schemes. There was also an Ancoats business forum. At the time both groups were facilitated by the North West Development Agency (NWDA), which was later replaced by the Homes and Communities Agency (HCA).

James outlined how residents and businesses pay an estate charge of between £40 - £70 per annum, or £0.13psf if a commercial building, which goes into a pot for reinvestment into/maintenance of the Ancoats Urban Village. The fund will stand at £177,000per annum by 2019. £1.9M has been paid in to date. But the council says there is no money for anything. Where has this money gone? (James comment re this is "The 1.9 million is not a collection of estate monies to date figure but rather what we were told the HCA paid the council to take on the long term maintenance of the canal and cutting room squares. Where did this money come from? I am not sure but I have not had any indication that it was an advance on future Ancoats estate charge collections.)

The fund was supposed to cover items such as CCTV cameras (now decommissioned), promotion/animation (Christmas), stakeholder and community engagement. Management company has never taken off and Manchester Life involved doing their own PR. They are looking into the CCTV, spoken with bars to remind them to clean the square. Meetings are ongoing with the council and councillor. After these meetings they will provide us with the contact. Residents want the Ancoats Residents Forum to be actioned again.

Action: RoMRA to submit an official freedom of information request to MCC and HCA: how much money has been collected to date? where has it gone? what services has it provided? what's happened to the CCTV and cameras? We need to ask for plans and how they intend to take this forward whilst ensuring the residents are appropriately consulted. Reference needs to be made to "Our Manchester". Cutting Room Square is becoming a private/public space, we should include reference to this within our request. **James Hedifen / RoMRA to try and engage with other Resident's forums (i.e. MM2, George Leigh St, Victoria Sq), local MP Lucy Powell and local Councillors e.g. Ollie Manco to pursue establishment of an Ancoats Management Co and Ancoats Residents forum.**

Police Council Liaison – The cameras have gradually been decommissioned and the crime rates has increased. The crime rates were previously lower than Altrincham. Can we use the Ancoats fund to re commission the CCTV?

PC Mark Corrigan, Mazur Iqbal (m.iqbal@manchester.gov.uk) and Ollie Manco will be invited to our AGM to provide opportunity for residents to raise issues of concern.

3c. Ground Rent Issue

Some residents are now struggling to sell their apartments as mortgage companies are refusing to lend. This is causing major problems for some residents.

This issue was raised with Zenith prior to their departure from the meeting. Zenith suggested RoMRA put their concerns in writing to RM Developments as Landlord. Zenith will support residents views. **Action: Zoe, Patrick and Marina to write letter to RM Developments and also to follow up on the link to the Leasehold Survey posted on the RM Facebook page.**

3d. Committee Member Attendance

Question posed by a member. Why be on the committee if you are unable to attend? Some members have moved away. The AGM is due in November, the committee will be reviewed at this point.

3e. Facebook Group

Concern over language and bullying on facebook was raised. **Action: James Headifen to put a rules notice on the FB page. James will also speak to specific residents about their behaviour going forward.**

The facebook site should not be "sanitised" everybody reads things differently.

3f. Finance

Bank Accounts – HSBC, the mandate has been put in for name changes. Anita, Rupert and Garry will be signatories on the account.

4. AOB – Nothing additional raised

5. Next meeting - AGM Tuesday 21 November 2017