

ROYAL MILLS RESIDENTS ASSOCIATION (ROMRA)
ANNUAL GENERAL MEETING

Minutes from 12th November 2014

Attendees

Bronwen Rapley (Chair)
Zoe Salisbury (Secretary)
James McMillan
Frankie Annetts
James Headifen
Margaret Halliwell
Hunter Lyden
Luke Galloway
Ian Irving
Vladimir Torres
Joe Hodgkinson
Suzanne/Rupert Mackay
Giovanni di Cosmo
Garry Thomas-Lowde
Jo/Nick Barrett
Mark Dormand
Michael Holmes
Peter Gilliland
Philip Monaghan
Patrick Langan
Pavan Rao
Mitul Sobanputra

Welcome from Chair to the residents.

1. Elections

The following committee members were appointed/re-appointed

Chair – Bronwen Rapley (Re-appointed)
Vice Chair – Melvyn Taylor (Re-appointed)
Treasurer – James McMillan (Re-appointed)
Secretary – Zoe Mills (Re-appointed)
Committee Members – Frankie Annetts (Re-appointed), Peter Horsley (new),
Patrick Langan (new), Luke Galloway (new), Hunter Lyden (new), Joe
Hodkinson (new), Giovanni di Cosmo (new)

2. Approval of Accounts

James presented the accounts which were approved.

3. Committees Annual Report

Bronwen gave the Committee's report.

Renaker had started Phase 2 in November 2012 and were hoping to be completed by the end of the year. Living on a building site had not always been easy but generally relationships had been good. Renaker bought the freehold from ING, the original developers.

Previous managing agents, Living City, were slow to get work done and were subject to lots of challenges, including several Leasehold Valuation Tribunals. However, new agents, Zenith, were appointed by Renaker in 2013.

Zenith have the following key priorities;

- Health & Safety;
- Essential Repairs;
- Financial Control/position;
- Accounts;
- Upgrading works;
 - Redecoration of common areas and lighting improvement;
 - New carpets OS & NS;
 - External Decs OS & NS.
- Staff changes and introduction of 24hr concierge service;
- Parking.

Cost Savings to date - £40,000 savings on insurance, £4,000 on the window-cleaning contract and reduced cost on lift contract.

Generally management of the building is much better than it has ever been, although, as always, there are still some issues.

The Committee's approach had been fairly low key. Consultation with residents in 2012 had not revealed any appetite for much activity and so the focus had been on working with Renaker and latterly Zenith to improve the management of the building. Significant progress had been made with accounts being produced accurately and on time; redecoration and general upgrading of the building and 24 hour staff cover.

4. Management of Building

The chair discussed the management of the building and how the freeholder/leaseholder (landlord/tenant) relationship now looks within Royal Mills. This included a handout on the structure (attached).

Buildings, service charge and sinking fund are all separate within the development. ie the works done recently were all done on a building by building basis.

Service charge is billable quarterly in advance, but you can ask for monthly payments.

It was generally agreed that we are low maintenance residents, all we want is what we pay for.

There has been a number of queries posed on the car parking. To be clear, our leases allow for a "right to park" we do not have a demised car space.

5. A.O.B.

Questions posed by various residents included the following;

Do they consult with us on works? *Yes they do but they are only required to if the cost exceeds £100 per apartment.*

Is the concierge moving to the sales office as currently used by JLL? *We understand so, yes.*

Snagging on RM & PM, who deals with this? *Renaker*

Do we have a relationship with the commercial aspects? *No. We have never had a need for a formal relationship, however our committee structure does allow this link and our views are aligned.*

Bars and restaurants are a concern and how we deal with planning? Do we oppose as a residents committee? *We have done on one occasion and can do if needed.*

Reporting issues or repairs - are Zenith providing a portal? *We understand that this is the intention but it hasn't happened yet.*

When will the Courtyard be emptied? *By the end of the calendar year.*

The door (behind the concierge office) is open still!!! (compromises security)

Murray St Bins and cardboard being used/put in our bins why have the commercial tenant got access? *This will be relayed to Zenith.*

Black plastic tape on the lift (Murray St) taken 2 months to sort? *This will be relayed to Zenith.*

Refused to decorate the 7th floor OS in case the roof leaked, what can we do? *Roof repairs are insurance issues and Zenith are going to tender on the works.*

Water ingress on -3rd floor in McConnel, this is an ongoing defect? *We need this sorting and will raise this as a committee.*

Can we ask the planners to come in and give us a talk about the plans for our area? *Yes, we have done in the past (incl Police) etc.*

We used to have a social meeting shall we do this again? *General feeling was yes, the Treasurer reminded committee that there are limited funds in the budget for social gathering.*

For all those on facebook, we have a Royal Mills private group, all residents are welcome to join. Also, please do see our web site and new forum, <http://www.royalmills.net>