

ROMRA committee meeting 09/05/17

Present: Dave Thorley, Rupert Mackay, Patrick Langan, Garry Thomas-Lowde, Hunter Lyden, Luke Lightfoot (Zenith), James Headifen (attended later)

Apologies: Anita Machin, Alan Gorvett (Zenith), Luke Galloway, Simon Purves, Marina Coldwell

1. Previous minutes agreed

News

Luke Lightfoot informed meeting that Alan Simper has left Zenith. Luke is now the property manager for Royal Mills. He has worked for Zenith for 5 years and was involved when Zenith took over the scheme. He intends to increase standards and bring improvements.

Kennedy has recently been redecorated. Now looking at McConnell and high traffic areas. Luke is intent on delivering higher standards and levels of maintenance.

1a. Matters arising:

Window cleaning: currently taking place. Some properties missed on Jersey Street - affected by building works. **Action: Luke** will look into arrangements for cleaning of 701.

Where windows need to be accessed via a terrace i.e. a resident is able to access their own windows, these will not be cleaned. This is covered in the lease.

Staff details on notice boards – still not updated. To be completed by next week. **Action: Alan G**

Hot water - Action: All report wider issues to Luke directly.

Cotton Street entrance: resolved

Web portal - No immediate solution to having two separate log-ins. Luke acknowledged that this causes issues for residents and is being looked into. However, no immediate solution.

Newsletters – **Action: Luke** to produce newsletters once a quarter while supplying “newsbites” as appropriate.

Air bnb / Pets - Action: Luke will write to all households re. Air bnb setting out the position. Also will write regarding pets.

Zenith write and correspond as the property managers. Legal issues are subsequently escalated to Royal Mills Developments who deal with matters pertaining to the lease and breaches.

Hyperoptic - Patrick had spent considerable time on behalf of the group trying to pursue this matter.

Luke confirmed that the decision on the proposal rests with RM Developments and not Homeground as we had previously been informed. He is meeting with RM Developments next week where this matter will be discussed. Luke also indicated that he needs to revisit the paperwork as he had some concerns with the installation proposals. **Action - Luke** will treat this issue as a priority and will report back via Patrick with any updates.

RM maintenance contract - 10 years @ £19,000. GIA is preferred contractor. Need to clarify if any potential to affect service charge rates.

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 which goes into a pot for reinvestment into/maintenance of the Ancoats Urban Village.

Initially payment went to the Ancoats Preservation Trust, then transferred over to the NWDA and currently resides with the HCA. More recently Manchester Life has become an interest in the area.

James outlined how approx. £70k p.a. was initially going into the pot but this is projected to increase with the growth of contributors i.e. new residential and commercial developments.

Added to this was a £1.95 payment made by the HCA to the Council to maintain the area.

The question for us is what is the money being used on? Where is it going? What happens once we pay our contribution to RM Developments?

Action: James to contact HCA to request initial meeting and then explore with RoMRA creating a new AUV residents' forum.

Window painting – Luke confirmed this will form part of long term maintenance plan which is under review.

RM Planters – Luke agreed that residents can plant these up and take on a role for their development/maintenance. Luke agreed to provide resources / materials to the group and a storage space for RoMRA's garden tools. **Action: Gary** to work with Luke to identify storage space and provide a list of plants, compost, etc. along with costs.

Junk mail - Action: Luke to cancel fobs in possession of leafleteers. Plastic junk mail bin to be replaced with something more appropriate.

NS entry door - Action: Luke will have maintenance check it.

5th floor Fairbairn - flooding in communal area is a repeated issue. **Action: Luke**

Luke explained that to address issues such as this he will be developing a maintenance schedule and holding weekly meetings with maintenance staff to monitor progress.

Action: Luke - check leak on Fairbairn top floor and basement.

Car park door - spring ordered

Cotton St car spaces - many are commercial allocations and not for visitors. Concerns raised about escalating “illegal” parking, out of town shopper parking and cars simply parked on Cotton Street instead of the bays. **Action: Luke** agreed to increase vigilance of Zenith staff, increase monitoring of car parking and issuing of tickets.

Electric car charging point – there would be several matters to consider and resolve. No easy answer at this time.

Group bank account - Action: Anita to contact current signatories and organise new mandate.

Date of next meeting Tuesday 8 August 2017