

ROYAL MILLS RESIDENTS ASSOCIATION (ROMRA)

AGENDA - WEDNESDAY 2 SEPTEMBER 2015

7.30PM @ PM503 (6TH FLOOR)

1. Minutes of meeting held 2 June 2015
 - a. Matters Arising
2. Elections – Acting Vice-Chair
3. Finance
 - a. Bank signatures
4. Annual General Meeting
 - a. Date / Venue
5. Building Issues
 - a. Update – (see below)
 - b. Other
6. Communication / Decision making protocols
 - a. Committee
 - b. Residents
7. Planning Issues
 - a. Hood St Development
 - i. Councillors
 - ii. PR / Media
 - iii. MCC Planning meeting 15/10/15
 - b. Jersey St Development
 - c. Blossom St Development
 - d. Ancoats area update (see below)
8. AOB
9. Next meeting.

Item 5.a. Building Issues – Update

UPDATE FROM ALAN SIMPER @ ZENITH 27/08/15

Background: I asked Alan to provide a written update on issues of concern as he is on holiday and cannot attend the meeting in person.

I said “As discussed please could you provide an update on issues identified in the attached Q&A?”

Alan replied “Sorry to miss the meeting, please see attached highlighted in green, I am away after tomorrow so if you require any additional info before then please do not hesitate to contact me.”

1. Removal of green bins from Refuse rooms?
 - a. What has happened? We have moved some of the bins at the request of some residents due to the smell etc, where residents have asked that we reinstate them , we have done so
 - b. What next? Where residents have asked that we reinstate them, we have done so; there is still however green bins in all the main bin stores should residents wish to dispose of food waste.

2. Bicycle storage / clear out of ‘abandoned’ bikes
 - a. Status? All the unwanted bicycles have been removed from the McConnell railings and bike stores; we will keep them for a further 28 days in a secure store room before finally disposing of them.

3. OS – 7th floor problems and flooding of stairwell
 - a. Status? ... if you are referring to the roof I have attached a separate document explaining the progress, I have also sent one to Zoe to put on to Facebook.
 - b. Stairwell – This will be picked up as part of the overall roof works which is due imminently.

4. Broadband speeds / installation of new cable?
 - a. Status no progress on this, we have gone to a company but they have so far not shown any interest in coming to do a survey.

5. A few months ago a request was made to me from a resident who wished to hold a RoMRA wide social event BBQ to promote his NQ Butchers shop / other local businesses. I said ‘Yes’ in principle subject to your approval and co-operation. I asked him to contact you. I’ve not heard anything since?
We have approached the landlord and they agreed in principle, we then requested some further information on the 17th of July and have had no response since then.

6. Would it be possible to have a permanent A5 size RoMRA flyer posted in each noticeboard briefly advising new (and old) residents of the existence of RoMRA?
not a problem, just contact the building manager and he will put them up.
7. Please provide updates / latest status on issues from last meeting 2 June 2015 (minutes attached). Specifically:
 - a. Portal, this is being tested on a Beta Site and should be live in January
 - b. Court Yard
 - c. Water Ingress - McConnell, we will be starting some works in early September, we are trialing a waterproof system to see if it will work, we have also purchased a wet vac for the development and it will remain on the development so we can keep on top of the issue.
 - d. Water Ingress - Paragon not aware of any issues.
 - e. Ground Rent, no change since last meeting
 - f. Anything else?
 - i. Work on the Old Sedgwick roof is imminent; a notice has been distributed to the development explaining the next steps.
 - ii. The concierge office is taking longer than anticipated due to long lead times on some elements, we have been informed that it should be open circa the 21st September and we are constantly chasing on a weekly progress update.

Item 7.d. - Ancoats area update

PL meeting (13 July) with Louise McManus, Principal Regeneration Officer, (Ancoats and Clayton Ward Coordinator) East Manchester Neighbourhood Regeneration Team

“Hi Patrick

just to confirm our conversation last Monday

- We talked about green spaces/parks in the vicinity of Ancoats - I agreed that this was one of a number of items that the City Council needed to look at as part of its wider placemaking agenda for Ancoats once we are in a position to do so
- The Bridge - explained that the contractor had gone into receivership and the City Council was going through an internal financial procedure to secure the capital to complete the works and would have a contractor back on site as soon as possible
- New Islington Free School - this is a Education Funding Agency scheme and not an LEA scheme. Asbestos had been discovered on the site and works had been undertaken to remove the asbestos. The scheme had been through VE and had resubmitted its application for the scheme, this had been approved and as far as the City is aware the scheme is progressing.
- We talked about the need to provide housing to meet our growing population and the Eastern City Fringe was one of the few central locations where we could do this - we also mentioned the New Cross area which also has a Development Framework for it.
- Central Retail Park - there is a live planning permission on this site but the owners have yet to secure an anchor tenant. The City Council does not own the site but we are hopeful that the increase in development activity in the area will reignite interest in this site.

I don't think I have missed anything, let me know if I have

regards

Louise “