

CASTLEREAGH HOUSE RTM COMPANY LIMITED

Minutes of the AGM held at 8pm on 20 February at 12 Castlereagh House

Present: Ray & Jenny Dias (1); Angela Marlow (12); Daniel Gleek (10); Anish & Anisha Patel (8); Carol-Ann Sevitt (11); George Toomassian (13); Pat Finn (17); Rajesh Shah (19) and Viv Balfour (21).

1 Apologies for absence: Hassan Morbiwalla (3); Emma King & Julian Thirsk (4); Josie Sitwell (6) and Kirtana Tanna (9).

2 Chairman's report:

Roof

The main problem we have continues to be the ongoing saga relating to the roof and balconies. Whilst further remedial work has been carried out, some further leaks have occurred during heavy rainfall.

The specialist solicitors we appointed, with approval from owners, have got NHBC more involved following their "Letter before Action" that was issued last year. As a result of this, an independent expert was appointed and on 14 February he carried out his inspection of the property. This comprised an inspection of roof areas with the aid of a cherry picker, and inspection of water damage to the affected flats, as well as several of our balconies. He is expected to report in March. Owners will of course be kept informed.

Redecoration

The common parts were redecorated last year and many favourable comments were received.

Visitors car park

At times it has been difficult for visitors to find a space in the car park. This has sometimes been due to owners/tenants taking up spaces instead of using their allocated spaces in the garage. In addition, a few owners/tenants own more cars than they have spaces for in the garage.

We have found ways to alleviate the problem, and owners should notice a significant improvement in 2017. The continuing co-operation of owners would be appreciated.

Finances

Our cash position and reserves are sound after a year when we had major expenditure on the redecoration. Our running costs continue to be kept under control. However we have had a large increase in our buildings insurance premiums due to claims for damage not covered by NHBC. Fortunately this additional cost has been offset by the savings in electricity charges following the investment we made in more efficient lighting.

In view of the above, we have been able to restrict the service charge increase for 2017/18 to a purely inflationary increase of 2%. This will be reflected in the invoices David Charles are about to send out.

Coping stones

It has been disappointing that we have not been able to have the coping stones cleaned by now. We have been advised to await the outcome of our claim against NHBC, and the extent of any further work they are required to undertake. We do not feel that the cost of hiring scaffolding or a cherry picker can be justified – at least not until we see if we can “piggy-back” on NHBC’s investment in this area.

Several owners have previously had their balconies cleaned at their own expense, and this is, of course, an option open to all as an interim measure.

Housekeeping matters

Security is a major issue and owners are reminded to ensure that the outer doors to the building are shut at all times. Their cleaners, visitors etc. should also be made aware.

When using the bin store, most owners persist in using only the first available bin. This is often over full, to the extent that the bin men could refuse to take it. If it wasn’t for certain RTM directors moving the bins around, we would have a problem. We have 4 general bins – please use them all and inform your cleaners etc. Also, please close and lock the bin store door when you exit.

Some residents have dumped large unwanted items in the bin store. The dustmen will not take these away and so responsibility and the cost falls to us. If you have such items to discard, please ensure you take them to the tip in Harrow.

Owners who rent out their flats must inform David Charles and one of the RTM directors every time the tenancy changes. They must inform their tenants of the restrictive covenants contained within their leases.

3 Nominations for director and/or membership of the company:

There were no nominations for director. The present directors agreed to continue in office.

Drs. Anish & Anisha Patel (8) applied for membership of the company.

4 Any other business:

It was agreed that a disabled parking bay could be used to ease the pressure in the visitors car park.

The sinking fund remaining was estimated at £14,000.

There being no further business, the Meeting terminated at 9pm.

