

The Parks (Ilford) Management Company Limited

Date: 23rd April 2021
Subject: Annual General Meeting
Venue: Zoom Virtual Meeting

Present:

Rani Sahota – JPW (RS)

Alice Scally – JPW (AS)

Kesenia Uzoh - Director (KU)

M. Patel – Director (MP)

Naeem Ahmed (NA)

Shajahan Durrani (SD)

Ruthba Amin (RA)

Jatinder Gujral (JG)

Antonio Masiello (AM)

Saida Ahmed (SA)

Riaz Choudhury (RC)

Admire Chatiza (AC)

Jocelyn Dehaney (JD)

Ba A (BA)

Harun Ali (HA)

Afia Choudhury (AAC)

Usman Gulfraz (UG)

Kashif Jamil (KJ)

Del

Paul

Shamim

George

1. Apologies

- 1.1 No apologies issued prior to the AGM

2. Accounts

- 2.1 RS advised accounts were issued. Any Leaseholders/Freeholders who have not received a copy to notify AS and she can send them.

3. Re-Appointment of Directors

- 3.1 Mr K Uzoh confirmed he is happy to continue as Director of The Parks (Ilford) Management Company Limited & Mr M Patel confirmed he is happy to continue as Director of The Parks (Ilford) Management Company Limited

AM objects to re-appointment of the current Directors

SD requested that the current Directors resign voluntarily and would like new Directors on board moving forward.

MP advised that he volunteered to become a Director as they were required on board. He is happy for others to take over moving forward.

KU confirmed he is happy to stay on as a Director or Resign.

- 3.2 Appointment of New Directors.

Shajahan Durrani -Seconded by Del

Antonio Masiello – Seconded by Admire

Ruthba Amin – Seconded by Kashif

Jatinder Gurjal – Seconded by Ruthba Amin

Usman Gulfraz – Seconded by Admire

Action – AS to send Appointment of Director forms to all new Directors to complete to be registered with Companies House.

Usman would like some time to decide whether he will be Director. All happy with this.

4. Re-Appointment of Accountants

4.1 AM advised that he would like to change accountants. *AS/RS to obtain quotations.*

SD asked if the accountants are independent, and RS confirmed that they are completely independent external accountants.

5. Re-Appointment of JPW

5.1 SD advised that he is not satisfied with JPW and would like to find a new agent.

JD also advised that she is not satisfied with JPW further to an ongoing complaint. RS disputes JDs comments.

SD also advised that he is not happy with issues not being resolved and therefore does not wish to renew JPW's contract. RS has acknowledged this.

6. Any other Business

6.1 JD asked when the Section 20 works will go ahead further to the initial notice of intent being issued.

AS explained that the original plan was to carry out internal repairs and redecorations however it was important that we prioritised works and therefore focus on replacing the communal front doors to each block with heavy duty security doors and upgrade the

CCTV system throughout the development. Then internal repairs and redecorations could be the next project.

SD asked that AS lets Directors know of any planned works before July. Noted.

6.2 NA & UG both queried the balancing charges and bulk refuse removal and why the costs have been so high.

RS advised that our vetted contractors who collect and dispose of the bulk waste are required to pay fees to dispose of the items in the suitable waste disposal centre.

AS advised that she did get Environmental Health involved to request advice on the situation and if there was anything they could do to assist however on each occasion, Environmental Health advised that there was not much they could do as items were being dumped on what they deem to be private land.

AS has also issued several notices to residents and leaseholders regarding disposal of bulk items and provided details on locations to dispose of items at recycling centres and how to arrange a removal online. We also do take into consideration that some items may be dumped from non-residents entering the development.

There has been an ongoing issue in relation to the disposal of rubbish and the bin collections for the houses on the development for some time therefore house owners have been disposing of rubbish in the communal bin stores to ensure the rubbish is collected. AS queried this with the council who advised that the rubbish should be collected from the houses and they had no reason not to do this however, they have now advised that they will be providing the houses with their own wheelie bins moving forward and the lead time for this would be 4-6 weeks to deliver. RA also reiterated this would be the case.

6.3 SD queried the jetwashing costs as they were not budgeted for. RS is currently looking into this and will break down every invoice and advise accordingly in greater details

6.4 Several attendees queried the service charges in relation to what portion the houses pay for.

RS advised that the houses form part of the 'estate' on the transfer documentation therefore the budget schedules have been split to match this.

RA advised when she purchased her property off plan, once the council adopted the roads, they were told they would not pay fees.

SD advised they want to resolve the issues and sort separating the houses from the flats accordingly and feels the management fee should be different for the flats and houses.

6.5 AM queried the EWS1 survey that was carried out across the development. AS explained this survey was required as the external wall system is formed of timber cladding and render. Render is deemed as a type of cladding and this covers over 25% of the blocks. The external wall system is a combination of external materials and the insulation within it, and we do not know what materials have been used here which is why they needed to be tested to ensure it is safe.

Meeting Closed 15:44