



WELCOME TO MARINERS WALK MEMBERS MEETING

Thursday 23rd November 2017

Erith Leisure Centre,

Avenue Road,

Erith,

Kent,

DA8 3AT

INTRODUCTIONS

Directors of Mariners Walk Management Co Ltd:

- ▣ Kenneth Wilson
- ▣ Dean Hoare
- ▣ Kingsley Itiveh

RBMS Representatives:

- ▣ Kenneth Moore – Director
- ▣ Tom Mitchell – Property Manager

RBMS Updates

Car Park Resurfacing

Car Park 18 Before



Car Park 18 After



Car Park 22 Resurfacing

Before



After



Dumped & Non-Roadworthy Vehicles

3rd Schedule, Part 2 Clause 11 Extract from the lease:

(11) Not to use the Private Parking Space for any purpose other than the parking of a private motor car or motor bicycle in current use or for such other purposes as are ancillary to a private residential flat and shall not use the same for the parking or keeping therein or thereon of any trade or business vehicle other than one private motor car or motor bicycle and shall not park nor keep on any part of the Private Parking Space any vehicle or conveyance which is not in running order and which is not frequently used

35 Vehicles removed altogether, currently 15 where there are no TAX or MOT or both.

RBMS will continue to work with the owners to get these either removed or roadworthy.



Fly Tipping

- ▣ 2016 Costs = £16,931
- ▣ 2017 Costs = £10,230 (Year to Date)





BLOCKS

ELECTRICITY COSTS

Expenditure in 2015 was £17,900 & 2016 was £10,600. So what have RBMS done to reduce this?

- ▣ 2015 saw contracts being sought for lower prices
- ▣ Early 2016 this was carried out again.
- ▣ During 2016 fixed the lights where they were staying on all the time.
- ▣ Replaced the fittings with LED Lights.
- ▣ Fixed approximately 40 external lights that were not working

We are also hoping to reduce this further by:

- ▣ Changing supplier and entered into better, cheaper tariffs

Effect.....Expenditure expected to be reduced to £6,000!

Cleaning Services

- Each block cleaned weekly, with sign in sheet provided on notice boards.
- Window Cleaning initiated in 2017 for communal windows only.
- Bins and Bin Stores Jet Washed twice a year.
- Bin Stores cleaned weekly as part of cleaning contract.

Internal Decorations

The Internal Decorations were completed in October 2017 to all blocks. The costs ranged from £100 up to £500 depending on required works and size of the Block.



Block 20 Before



Block 20 After



Block 31 Before



Block 31 After



Health & Safety

- ▣ Ken Wilson meeting with Fire Safety Officer
- ▣ RBMS Meeting with Health & Safety Consultant
- ▣ Fire Brigade have been provided with fobs for the blocks, keys for bin stores and electricity cupboards.
- ▣ Drop Key Access for all blocks also tested and inspected and repairs made as necessary.
- ▣ Monthly safety checks and annual emergency lighting drain test records on website

Items in Communal Hallways

- Pose Fire & Trip Hazards
- Impede Emergency Services
- Impede Escape
- Damage décor





Loft Hatches & Access Panels

Loft Hatches

Before



After



Access Panels

Before



After



Fire Doors



<https://youtu.be/8VZx8weWytI>

Electricity Cupboards

Works have been carried out to improve the cupboards as follows:

- Trunking
- Earth Cables
- Ryefield Boards

Still to be done:

- Rubber Matting to be installed to all cupboards, instruction has been provided for this to be completed.