

## **Managing 9 Rosemont Avenue**

23 December 2006 to 27 March 2007

### **Introduction**

This report describes the various activities carried out regarding managing 9 Rosemont Avenue mainly since the Central Committee was elected. Our main aim has been to prioritise the repair and refurbishment works that needs to be carried out at the house and plan the works so that an overwhelming majority of the works can be carried out from the income generated from the house.

### **Rosemont Committee**

The Central Committee of MSA (UK) decided to appoint a Rosemont Committee to manage 9 Rosemont Avenue for the year 2006-2007 as in previous years. The committee consist of all the member of Central Committee and all the tenants of 9 Rosemont Avenue.

On 20<sup>th</sup> February 2007 a meeting was held to appoint the head of the committee and finalise the Rosemont Committee and to talk about the refurbishment works.

The committee consists of the five members of the current Central Committee of MSA (UK) and the permanent residents of Rosemont (currently three). Thus given below are the names of the members of the committee:

- Mohamed Samnoon Fuad (Head of Committee)
- Mohamed Muizzu
- Jawish Hameed
- Aminath Hauzan Nasir
- Hassan Khalid
- Abdulla Muthalib (current Warden)
- Ahmed Shareef
- Mohamed Fazal

### **Inventory**

An inventory of the house, including current furniture and other important items in the property is yet to be handed over to MSA (UK) by the previous Central Committee.

### **Rosemont Guidelines**

During AGM a discussion was put forward by the previous Rosemont Committee and the current Rosemont guideline was agreed to be amended. This was put up on the website forum for revision which will be finalised during this year's EGM due to be held in Manchester from 30 March to 1 April.

### **Budget and Finance**

During 2005 a total of £303.65 was spent by MSA (UK) from Rosemont account/money by the Central Committee 2005-2006. This money owed to Rosemont was reimbursed in December 2006 by the current Central Committee, thereby settling the debt.

The Ministry of Education was informed on the 26<sup>th</sup> February 2007 of the income and Expenditure statements of 9 Rosemont Avenue from October 2005 up until 25 February 2007. The ministry was informed of the actions the Central Committee plans to take during the year in obtaining unpaid rents and refurbishing the house. It was also informed to the ministry that the money owed by MSA (UK) to Rosemont account has now reimbursed the money to the Rosemont Account.

### **Utility Bills**

#### **Council Tax**

On the 10<sup>th</sup> March 2007, a letter from the Maldivian High Commission (MHC) attached with a letter from Barnet Council and Council Tax Demand Notices for 2005/2006 and 2006/2007 was received with a total of £2789.72 for the two bills.

After the council officials visited the house the Barnett council informed the Maldivian High Commission that it has decided to reclassify 9 Rosemont Avenue from July 2005 to a "Houses in Multiple Occupation" that it houses a set of changing tenants and "temporary" tenants in addition to permanent ones. Moreover, a temporary non student was allowed to stay in the property for a long time since the beginning of 2006.

An appeal letter was sent to the council on 13<sup>th</sup> March 2007, to reconsider their decision and we are awaiting their reply.

### Telephone Line

The telephone number of Rosemont, 02084462781 which has been used over for more than twenty years has been taken by BT from the house and is no longer designated to the house. There are no notices of unpaid bills or disconnection sent to be seen.

The phone line was in the name of the government of Maldives when it was in operation. As this is a major setback in terms of effective communication for people wanting to contact the house it was decided that the number needs to be reinstated for the benefit of the members.

A letter was sent to MHC requesting if it would be possible to find a way to re-assign the line to the house, and the MHC informed us that BT has disconnected the line on the request of someone (which the MHC did not reveal to us) and has been assigned to another house in November 2006. It is no longer possible to obtain that line.

Another line is now in operation at the house and needs to be programmed so that only incoming calls can be received and no outgoing calls can be made without a proper account allocation system.

### Electricity and Gas

The gas bills seemed getting much higher than previous bills but since there is a new boiler installed, the gas bill should be lower.

It was noticed that under estimated readings have been used in the last year to calculate the heating costs as gas Supply company needs to be informed of the actual reading every two or three months.

It was agreed that before paying the bill to compare them with the old bills see and see if the calculations are correct and to call to the company. The gas pipes need to be checked for any leakages if things continue at this rate.

### **Email address for Rosemont Tenants**

A new email address for reaching Rosemont tenants, [rosemont@msa-uk.org](mailto:rosemont@msa-uk.org) was implemented as a response to requests from permanent residents wishing to have members to let them know before arrival to the house and also as a response to members requesting for a means to easily contact the permanent residents to find out any needed information or to introduce themselves and inform them of their arrival. The email address will let members easily get in touch with any of the permanent residents at Rosemont.

The implementation of the email address is not intended to discourage members from staying at Rosemont but rather to facilitate the process and make it easier for the members as well as the tenants. Members have the freedom of contacting the warden or the tenants via phone as well.

## **Repair and Refurbishment Works**

### Work priority List

With reference to the discussion held with the tenants, on 10 February 2007, and the recommendations given in the Rosemont Report prepared by the Rosemont Committee 2006, a priority list was drawn out, and is given below in the order of priority.

1. Existing Toilet: bath tub needs replacement, the flooring needs proper sealing and tiling to prevent leaking, and the water tap in the wash basin needs replacing as it continuously leaks
2. Fire extinguisher, fire blanket and first-aid kit required
3. The Shed needs replacement as it is completely damaged and worn out. The problem of storage of belongings of students is severely affected
4. The carpet and flooring in the kitchen needs replacement as it is completely worn out
5. The Carpet in the living room and common areas needs replacement as it is extremely worn out and cannot be economically cleaned
6. The water tap in the kitchen needs replacement as it continuously leaks.
7. The sliding door at the entrance to the back yard needs to be fitted with a lock as it is a severe security issue
8. The stove needs to be replaced as it is extremely old and increasingly difficult to cook
9. The glass panel window at the back of the sitting room is broken and needs to be replaced
10. The curtains in all the windows in the bedrooms needs replacement
11. Building of an additional toilet and a conservator

### Works Carried Out as at 27 March 2007

- Shed replacement: The old shed has been removed and a new shed installed
- The water tap in the toilet is replaced
- The toilet flooring is treated and proper tiling fixed
- The flooring of the kitchen is replaced

- Fire extinguisher, fire blanket, first aid kit purchased
- Smoke alarm purchased for the kitchen
- Backyard cleaned and all the rubbish thrown away
- The living room cleaned and everything properly arranged

#### Works to be carried out

- Removing the boxes from the sitting room (by mid April 2007)
- Replacement of carpet in the sitting room (Scheduled for April 2007, using rent)
- Replacement of curtains and nettings in the house (Scheduled for April 2007, using rent)
- A lock needs to be fixed to the external door to the garden as soon as possible (so far all the attempts to fix a lock has been unsuccessful as the lock is a very old type of door)
- Painting of the interior and exterior walls and ceilings (Scheduled for June 2007, using rent)
- Building of a conservatory and a toilet (details to be worked out)

#### **How the works were carried out**

The above mentioned works of shed replacement, kitchen flooring changing and toilet renovation have been carried out by MSA (UK) members themselves rather than hiring contractors for the job. Several benefits of this strategy are obtained. They include the comparatively low cost involved (nearly 50% cheaper than hiring contractors), strengthening of social relationships amongst MSA (UK) members (one of the main aims of MSA, and the high standard of work executed compared to local contractors as members take a lot of care to do the job as perfectly as possible with the main goal of achieving a good level of finished product compared to the main aim of contractors

being the reduction of time spent on the job and the increase in the amount of money generated from it.

### Monthly statements

#### **Income and expenditure, 9 Rosemont**

**Month:** January 2007

<b>No</b>	<b>Qty</b>	<b>Description</b>	<b>Rate (£)</b>	<b>Amount (£)</b>
<b>Income / Rent</b>				
1	1	Room(S) Rent / Tenant 4	250.00	250.00
2	1	Room(M) Rent / Tenant 2		-
3	1	Room(L) Rent / Tenant 5		-
4	1	Room (L) Rent / Tenant 3 (Aug/Sept 06)	200.00	400.00
4	1	Guests	12.00	12.00
6	1	Guest 8		-
7	1	Guest 2		-
8	1	Money Re-imbursed by MSA (borrowed by CC2005)		303.65
<b>Total Rent:</b>				<b>965.65</b>
<b>(-) Expenses</b>				
1	1	Electricity Bill	203.93	203.93
2	1	Home Choice Bill	32.99	32.99
3	1	Unblocker	3.99	3.99
4	1	Water Filter Cartridge Pack (3 piece)	9.00	9.00
	1	Travel Card for Warden	89.10	89.10
<b>Total Expenses:</b>				<b>339.01</b>
<b>Net income:</b>				<b>626.64</b>
<b>Receivables</b>				
<b>(+) Rent /guest charge</b>				
	1	Room(M) Rent / Tenant 2	330	330.00
	1	Room(L) Rent / Tenant 5	200	200.00
	1	Guest 8	60	60.00
	1	Guest 2 (with wife)		94.00

			94.00	
-				
		<b>Total</b>		684.00
<b>(+) Money lent</b>				
		<b>Total</b>		-
<b>Payables</b>				
-				
-				
-		<b>Total</b>		
		<b>Monthly Balance</b>		<b>626.64</b>
		<b>Account balance from previous month</b>		<b>2,916.82</b>
		<b>Account balance at the end of this Month:</b>		<b>3,543.46</b>

**Income and expenditure, 9 Rosemont**  
**Month:** February 2007

No	Qty	Description	Rate (£)	Amount (£)
<b>Income / Rent</b>				
1	1	Room(S) Rent / Tenant 4	250.00	250.00
2	1	Room(M) Rent / Tenant 2		-
3	1	Room(L) Rent / Tenant 5		-
4	1	Guests	8.00	8.00
4	1	Guest 8 (Nov/Dec 2006)		270.00
6	1	Guest 2 (with wife)		-
		<b>Total Rent:</b>		<b>528.00</b>
<b>(-) Expenses</b>				
1	1	Gas Bill	579.66	579.66
2	1	Home Choice Bill	32.99	32.99
3	1	Extra Domestic Wastebin from Council	100.00	100.00
4	1	Hoover with 3 yr replacement cover	70.98	70.98
5		TV Licence	131.50	-
6	1	Single metal hose (for shower)	8.99	8.99
7	1	BT line Rental for Dec, Jan, Feb 2007		30.00

			30.00	
8	1	Calls made to Home choice(to reconnect net)	6.50	6.50
9	1	10x6 Apex Shed with ground bearing set	477.88	477.88
10	1	Black Tape	1.29	1.29
11	2	SG med gloves	3.99	7.98
12	2	Refuse Sack	2.99	5.98
13	1	20" Harpnet saw	3.74	3.74
14	2	Family pack meal for those who demolish the shed	9.90	19.80
	1	Elctricity bill	208.08	208.08
15	1	water bill	16.91	16.91
11	1	Travel Card for Warden	89.10	89.10
			<b>Total Expenses:</b>	<b>1,659.88</b>
			<b>Net income:</b>	<b>(1,131.88)</b>
<b>Receivables</b>				
<b>(+) Rent /guest charge</b>				
	1	Room(M) Rent / Tenant 2	330	330.00
	1	Room(L) Rent / Tenant 5	200	200.00
	1	Guest 8	176	176.00
	1	Guest 2 (with wife)	295.00	295.00
		<b>Total</b>		<b>1,001.00</b>
<b>(+) Money lent</b>				
		<b>Total</b>		<b>-</b>
<b>Payables</b>				
		<b>Total</b>		<b>-</b>
			<b>Monthly Balance</b>	<b>(1,131.88)</b>
			<b>Account balance from previous month</b>	<b>3,543.46</b>
			<b>Account balance at te end of this month:</b>	<b>2,411.58</b>

**Summary**

As mentioned before our policy is to prioritise the repair and refurbishment works that needs to be carried out at the house and plan the works so that an overwhelming majority of the works can be carried out from the income generated from the house. However there are some major works that need funding from external sources. One of these works is the building of the additional toilet and the subsequent addition of the conservatory. Various local contractors are to be contacted to obtain quotations, and also the feasibility of the works to be carried out by students are also being sought. Thus a more clear proposal regarding the building of the toilet and conservatory can be sent to the Ministry in the near future.

Dated: 27 March 2007

Signed by:

Mohamed Samnoon Fuad

Head of Rosemont Committee

Mohamed Muizzu

Chairperson, MSA (UK)