



**CHANNELS (CHELMSFORD)
MANAGEMENT COMPANY**

For Residents of Bellway at Channels

GENERAL MEETING OF MEMBERS

Tuesday 25th May 2021, 6.00pm



PROPOSAL FOR ORDINARY RESOLUTION OF MEMBERS CONTINUATION OF REMUS AS MANAGING AGENT

AGENDA ITEM 5

WRITTEN/PRESENTED BY:

Kwex Nw, Director CCMC Ltd



1. Purpose

Confirm the continuation of Remus as our Managing Agent.

2. Background

The Managing Agent is an expert 3rd party that is appointed by directors to support them in discharging their legal obligations. The Managing Agent, via a contract with CCMC Ltd, will work to a robust Service Specification and directors will be responsible for ensuring that performance is of an acceptable standard.

Whilst directors retain legal accountability, it is common for an expert 3rd party to undertake administration and to manage delivery of the Service Specification where directors may not have direct relevant operational.

The Managing Agent is directly responsible to directors and whilst it will have delegated authority and autonomy in many areas, all material decisions ultimately need to be approved and signed off by directors.

The Managing Agent supports administration of CCMC Ltd (as it is a limited company) including acting as Company Secretary, arranging AGMs or EGMs, maintaining company records, preparation of accounts and the filing all necessary statutory returns.

Remus were engaged to work with CCMC Ltd as the new managing agent with effect from 1st January 2021 following the disengagement with POD. Remus were contracted for an initial period of 6 months through to June 2021. This resolution seeks to extend that relationship beyond their initial contract expiration.

3. Key Points to Note

- ✓ Remus were 'bid complaint' from the previous tender exercise, hence why they were chosen as a 'step-in' agent. Directors do not feel it is necessary to engage in another protracted procurement exercise at this time.
- ✓ Remus have worked closely with the RMC to resolve many of the long standing issues left by previous managing agents (POD and DJC).

- ✓ Remus have performed in a commendable manner and have been proactive in a number of areas (e.g.chasing aged-debt) which deserves recognition.
- ✓ Remus have demonstrated that they have the best interest of residents at heart by continually seeking for cost optimisation options whilst still maintaining high standards.

4. Recommendation

- a) **Approval to continue working with Remus, acting as Managing Agent, beyond their initial contract expiration on 30th June 2021 for a further period of *one year*, subject to continued good performance.**
- b) **Note that directors will determine if there are any areas of improvement and will seek to incorporate them in the future contract with Remus.**

5. Appendices

None