

**RIVERMEAD RESIDENTS' ASSOCIATION**  
17.1.11

**PRESENT:**

Maria Cooke	-	Chair (Flat 108)
Gill Catchpole	-	Vice Chair (Flat 112)
Peter Walsh	-	Treasurer (Flat 2)
Nicki Puckey	-	Secretary (Flat 14)
Phil Lockett	-	Flat 90
Tim Gregory	-	Flat 19
Cat Coombs	-	Flat 6
Marilyn Ash	-	Flat 137
Tim McCormick		Flat 14

**IN MEMORIAM:**

Jean Minshall died over Christmas. The Association has sent a condolence card and we thank Jean for her years of service to Rivermead.

**ACTIONS FROM THE PREVIOUS MEETING'S MINUTES:**

**Asbestos:**

Letters had been received from Freshwater about the asbestos. MC had sent a letter detailing concerns from the RA. Other members reported receiving the general letter giving information. MC had emailed JK and received a reply over the Christmas period. The Section 20 letter appeared to have been sent to MC only. Other members agreed to review what they had been sent to check if it had been sent to other residents as part of larger mailings.

**Christmas cards and new members:**

6 new members joined from the Christmas card delivery project resulting in a total membership of approximately 23 people (some subscriptions were still outstanding). This represents a 50% increase and is a very positive step forward in this challenging time.

**Leases update:**

Tim has updated the website with information about the lease situation. Further information can be found on the website.

**Staff gift:**

Cakes were made and taken to the staff as agreed at the last meeting.

**Review of ground rents:**

JK did confirm that a firm of surveyors had been instructed to open negotiations with certain leaseholders and that they would be instructed to be more polite in their dealings with those concerned.

### **Change of signatures on the bank account:**

The forms had been received and were duly signed. PW agreed to take the forms to the bank and then TM could be reimbursed for his payment to Beeches.

### **MATTERS ARISING:**

#### **PREMISES AUDIT:**

In order to keep the site clean, tidy and presentable, GC and MA have volunteered to conduct regular audits. The first was carried out on 13<sup>th</sup> Jan and issues arising will be raised with the caretaking staff.

A couple of issues had been raised with the caretaking staff and some have now been rectified.

The committee will notify JK that the audits will be carried out but not send the list of actions required. MC will do this in the updates for JK.

Gill and Marilyn will audit internal and external areas on a month about basis and a list presented each time to Pete.

The caretaker's office number is: 0115 817420.

The internal areas will be audited in February – the audits will be dated to provide adequate evidence.

#### **TREES:**

One of the trees at the front near the shop fell off on Saturday 15<sup>th</sup> Jan and damaged a car. Tree surgeons were seen on-site on Saturday morning. GC will inform Pete and Geoff the day following the meeting. There may be health and safety implications for the remaining trees.

#### **ANY OTHER BUSINESS:**

##### **Right to manage companies:**

PL put forward a proposal for looking into setting up a Right to Manage (RTM) company. Freshwater would retain the freehold and we would still pay ground rent and for extensions of leases. The RTM would manage all other aspects of running the complex.

Discussions took place over what was involved, the definitions of what would be covered, any tendering process etc. The main aims were to reduce costs, improve service and take control of the complex.

D&B Property Management Representatives will be invited to the following meeting to allow residents to find out more. TG recommended that further management companies be contacted if there was a high level of interest after that meeting to ensure we had the most competitive deal.

**The Shop:**

The RA understand that the shop will change hands to Premier. Given the turnover of shopkeepers and the reported low takings, MC will ask JK what will become of the premises if no-one else wants to take over the lease.

**Date of next meeting:**

Monday 14<sup>th</sup> March @ 7.30pm in Flat 19.