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**Rivermead Residents' Association
Meeting - 27.6.11**

PRESENT:

Gill Catchpole, Cat Coombes, Phil Lockett, Tim McCormick, Tim Gregory, Marilyn Ash, Nicki Puckey, Peter Walsh, Maria Cooke

Minutes of the previous meeting:

Freshwater responses were published and one resident asked for a copy. No other feedback.

There is still no word from Freshwater about when the asbestos removal work will start. Pete has said the work is to happen 'soon' but there is no date set and no-one has heard from Freshwater direct.

MC will chase up with Julian Keen.

Cleanliness audits:

A spontaneous audit was carried out on 20th June. Spot checks on 2 entrances were completed - Yale and Princeton. The general standard of cleanliness was good. Pete advised that he was now issuing daily instructions and working closely with the cleaning staff. The outside of the site was much better than previous checks and the planting had improved the overall appearance of the site.

It was noted that some of the windows on Harvard House facing the river had not been replaced.

CC found old rat droppings in her flat. There appeared to be a hole from within the rubbish shoot into the under cupboard area. This was reported to Freshwater and poison was put down. There is no further action required.

Shop:

The interior of the shop has improved and there is more stock available. The outside has not improved and this will be chased up with Freshwater.

Bank Account:

MC will make an appointment with the bank next week and TM has been provided with a personal cheque to cover his costs from last October.

Leases:

Premiums were agreed between the surveyors and Freshwater but Freshwater have been procrastinating and would not agree the premium as landlords. The deadline was 19th June and the only other option was to issue an LTV notice. The notice has been issued for some leaseholders. TM has received an email to advise that a deadline of 9th July.

Freshwater will be unable to touch the ground rent but may be able to alter the terms and conditions of the lease. Some leaseholders have queried some of the terms and someone has noticed that all other floors apart from the kitchen and bathrooms must be carpeted.

There is some indication that premiums will be agreed this week and completion should happen within 3 – 4 weeks.

Lessons to be learned include negotiation over fees and valuation costs. There may be value in grouping together more effectively in the future.

Right to Manage:

There might need to be 3 separate RTM arrangements to because there are 3 blocks. Some figures had been prepared and will be circulated to the committee. MC agreed to ask Walton and Allen for the details of some of the other blocks they managed so we could do some comparison activities.

The purpose of these investigations was to ensure we had better value for money and more control over the management of the flats.

MC to try to get one more set of quotes from a further company and will then provide a comparison between the three 'offers'.

The committee is aware of the need to decide what the next step is within the next 2 – 3 months.

TM suggested approaching other Residents' Committees to see if they had any experience of dealing with Freshwater.

Any Other Business:

PW will confirm the number of residents who have joined the association by 4th July.

Summer Party: to be held over until next year.

TM requested that the summary be reinstated because that informs the residents that is happening and is useful to upload to the website.

One resident reported that the gate was often left open which compromised the security of the complex from the riverside. The committee agreed to ask that people remember to lock the gate.

Residents were also asked to maintain vigilance as there had been a number of new visitors to the site that did not appear to have any business here.

Date of next meeting:

Monday 5th September at 7.30pm in Flat 19.

Response received from Freshwater after the above meeting had been held regarding the asbestos removal

A meeting was held last week with the contractor appointed to remove the asbestos material from the communal risers in the property.

I would advise that it has been agreed that the works will commence on 22nd August. The contract period will be 5 weeks.

We will shortly be writing to residents providing full details of the proposed works together with a programme of works allowing residents to know the dates works will be carried out in the vicinity of their flat.

In addition, the letter will include an invitation to attend a public meeting to be held at 7.00 pm on Wednesday 10th August in the Bridgford Room of the nearby Beeches Hotel.

Please contact me should you have any queries.