

RIVERMEAD RESIDENTS' ASSOCIATION

5.9.11

PRESENT:

Maria Cooke	-	Chair (Flat 108)
Gill Catchpole	-	Vice Chair (Flat 112)
Peter Walsh	-	Treasurer (Flat 2)
Nicki Puckey	-	Secretary (Flat 14)
Tim Gregory	-	Flat 19
Tim McCormick	-	Flat 14
Cat Coombes	-	Flat 6

Right to Manage

Discussion about the recently received letter from Walter & Allen. The view of the committee was that they are not totally happy with the direct contact from W&A to the residents, they have by passed the committee's approval. MC will do a note to residents to go on the noticeboards and this will be a topic of discussion at the forthcoming AGM.

Major works

Asbestos removal works in full progress, and have been carried out efficiently with minimal noise and no disruption to residents. Overall a good service by the contractor.

The aerial installation was also discussed. Some residents are still using the analogue aerial connection and Freshwater are obliged to replace this with a digital service. No further information has yet been received from Freshwater with regard to this installation.

Emergency lighting works still to be carried out after the asbestos works have finished, although there was a question of why this could not be carried out towards the end of 2011 (Oct – Dec) instead of 'Spring 2012'. Why the delay? Also after this emergency lighting works the internal decoration will be carried out, but as yet no costs have been indicated for this work.

Leases

The lease extensions applied for by the group of residents is coming to finalisation. The costs incurred for the lease extensions were reported to be somewhat higher than at first anticipated, a third of which was for legal expenses.

Cleanliness audit

There has been minimal cleaning while the asbestos works have been ongoing, but Peter Porter has been checking this. Princeton was checked by GC and MA and was found to be fine, although decoration is needed. The shop fascia had not yet been attended to and Freshwater had written to them to request this. *(Since the meeting this has been carried out by the shop).*

Sundry items

The damaged external boundary wall has not been repaired, and this is to be chased up by MC. People have been seen loitering around the grounds but were spotted and challenged by several residents, so residents are aware and vigilant.

There had been an enquiry about the possibility of having a glass recycling unit, but this was maybe not agreeable because of the noise of the collection lorries. To be referred to Peter Porter for further information.

There was a query about a new planning application nearby, but this is for Wilford and not near Rivermead, so should not be a concern.

AGM

The date for the AGM was penciled in for 3rd November at 7.30pm. GC to enquire with the Beeches if the Bridgford Suite is available for this date and to confirm this with MC before notices are put up on the boards. If this date is not available then the 10th November will be used. The main points for discussion at the AGM will be the lease extensions which are nearing completion and the Right to Manage possibility. This is to be put on the notices to try and attract as many residents as possible to the AGM so that a general opinion can be sought as to the best way forward.

Date of next meeting: after the AGM a date will be confirmed.