

Rivermead Resident's Association

Minutes of meeting held on 29th April 2013

Present

Maria Cooke (Chairman), Nicki Puckey (Secretary), Gill Catchpole (Vice Chair), Marilyn Ash, Val Woodford, Tim Gregory, Peter Walsh, Tim McCormick, Mark Madden, Julian Keane (Freshwater)

Apologies

Christine Girolomini

Electrical works – Julian Keane/Freshwater

JK attended the meeting to update/discuss the electrical works and related topics. He was aware of the comments made concerning the wiring in the staircase areas. The spec for the works was prepared for all blocks and in order to save costs wires were surface mounted. This saved @£15k. When the wires are painted over they are not so obvious, but to chase into the walls and ceilings added an unacceptable/unnecessary considerable additional cost to the overall works contract. MC requested that the committee be consulted before specs are finalised for any future works so that the finished state can be agreed. JK agreed to this and this will happen for any future works undertaken.

It was discussed whether the carpets in the communal areas should be replaced. There has been a considerable amount of concrete dust walked around and into the carpeted area, but with cleaning this should be rectified, which would be a better financial option than to replace the carpets. Different contractors were used for Yale than for the other blocks and these were not so tidy and this cost an extra £6k. The responsibility for any ruined carpet should be the contractors who can claim through their insurance.

CG explained that there had been some problems with the timing of the works to Yale. Works were started before they were scheduled to which had caused some inconvenience. JK explained that the second set of contractors used to finalise the works resulted in the time changes and programme schedule changes.

JK stated that the budget for the works is still within an acceptable limit – around £3k additional costs so far. No additional service charges are anticipated to cover the works.

Fire doors/cupboard doors

Following a serious fire in London in a managed block of residential flats agents of these blocks have had to review their fire precautions and reassess fire risks. Residents are now advised to stay in their flats should fire break out in their block. All doors should have a 30 minute fire resistance which gives other residents time to leave and does not spread the fire to communal areas.

This can be achieved by fitting intumescent strips around external doors/cupboards and fitting door closers.

Freshwater are proposing to upgrade external doors to the flats. They are finalising quotes at the moment but these appear to be in the region of £400 per flat – this includes intumescent strips around the external doors/cupboard doors and fitting closing hinges on the doors. Residents are responsible for their own doors and will be expected to meet the costs. Contractors arranged by Freshwater can be used by the residents or they can arrange the work privately. JK stated that they cannot enforce these door upgrades and it is left to the leaseholders of each individual flat to comply with the 'request' and have the work carried out, but it is not compulsory. The responsibility of the Landlord (Freshwater) is to inform residents of the requirements, not to enforce/carry out the requirements themselves. It was queried whether any such costs via the contractor would be considerable cheaper per flat if the number of leaseholders agreeing to the work increased, ie. price per 50 flats, price per 100 flats etc. Surely the work would be cheaper the more flats there were on the list to do.

The stairwell doors do not need to be replaced, although intumescent strips will need to be added to these doors, which will be added to the service charge.

Tenders had been received for the decoration works which are scheduled to follow on from the electrical works, although no details have been published as yet. Therefore any local contractors are still able to be nominated and proposed and quotes sought from these contractors.

School site

The demolition of the school site has commenced once more and is continuing to be cleared at a good speed.

Traffic concerns/developments

The petition requesting a new crossing was presented to the Council and a formal response is due to be received within a month or so with an outline plan. It has been proposed to position the new crossing near Little Bounds, where the old refuge was sited, as the paths are too narrow outside Rivermead.

AOB

The newsletter is under construction by MC and a draft will be circulated shortly for approval/final ideas.

AOB

MC suggested changing the wine tasting night scheduled for 20th May to pub games night as the pub quiz night was such a success.

Date of next meeting

Monday 24th June, 7.30pm flat 108.