

**RIVERMEAD RESIDENTS' ASSOCIATION**

**24.6.13**

**Present:**

Maria Cooke (Chair), Peter Walsh (Treasurer), Tim McCormick, Tim Gregory, Mark Madden, Marilyn Ash

**Apologies:**

Nicky Puckey, Gill Catchpole, Christine Girolomini, Val Woodford

**Minutes of the last meeting:** Accepted.

**Matters Arising:**

**Electrical works:** MC advised she'd asked for a meeting with Julian from Freshwater to obtain a schedule for completion of the electrical works – was waiting for a date. MC would ask additionally for a date for the decorating to start.

**Newsletter:** MC advised on the quotes received for printing the newsletter - £115 for black and white and £270 for colour. TG advised it could probably be done more cheaply if we photocopy them and agreed to check with the commercial department at Notts County Council and then advise MC on cost.

**Traffic concerns:** Cllr Wheeler had been in contact to advise that a traffic count had been conducted at the beginning of June(which many members had seen) and that results were due. Cllr Wheeler had agreed to keep the committee updated.

**Trentside planning application:**

Yale residents had received letters from Rushcliffe Borough Council regarding a planning application from the Trentside Club for the catering plan currently operating without a licence. As this was not a Rivermead wide issue the committee agreed that individuals should object but that the committee would write to the Council asking for details of control measures around noise, confirmed opening hours, hygiene (disposal of waste etc). Residents were worried about the smell of cooking particularly in the summer when they had their doors open. MC agreed to write to the Council.

**Decorating:**

Feedback from Gill was discussed and members looked at the colour swatches left by Julian at the last meeting and agreed on magnolia walls and red doors similar in colour to the balcony panels.

**Next Social Event - Games Night:**

The Committee agreed that the next event would be a Games Night on 19<sup>th</sup> August. Mark agreed to make the posters and he and Maria agreed to meet prior to the event for planning purposes. MC apologised for missing the previous date for the event.

**Future site works:**

The Committee discussed at length the best way to influence Freshwater to use more local companies when planning major works on site. It was agreed that we approach Freshwater to give us plenty of advance notice for works due so that we could then approach local firms to submit tenders. It was agreed that that would be the extent of our influence on major communal works.

The Committee did agree that it would be useful to collect the details of local trades people who carried work within the flats to a satisfactory standard. This information could then be shared for the benefit of other residents.

**Any Other Business:**

Freshwater had sent letters to residents detailing free insulation work available from E-On but no-one had yet been seen on-site. MC agreed to follow this up with Julian.

**Date of next meeting:**

Monday September 9<sup>th</sup> @ 7.30pm in flat 108. On the agenda would be the Block Buddy idea mooted by Maria.

---

MC met with Julian on 1<sup>st</sup> July and conducted a site tour. The electrical works had now been more or less completed and the blocks were much neater than before. Door work was still underway and there were some isolated areas of dust and dirt which JK saw.

The following was also discussed / agreed:

- External wiring may need to be changed following the completion and testing of the internal works – JK would keep the committee informed (this would mean a separate charge)

- TV aerial work is now due to start again and JK agreed to confirm the individual cost per flat for connection to the service which also included Sky as well as Freeview
- JK also agreed to send dates when this opportunity would be available to residents
- The white boards in the lobby areas were Health and Safety noticeboards and would contain reminders of the 'terms and conditions' of leases for the benefit of new tenants and leaseholders
- Decorating work was likely to start in October following completion of the door fore safety work
- JK advised there was a fair amount of interest in the fire safety door work recently advertised to residents and agreed to let MC know of the current level of demand; he stated there was no point in commencing the decorating work until that work was completed (£340 per flat)
- JK agreed to check on the date for the annual window clean for the communal areas because some looked like they may not have been done
- Issues to go in the next newsletter included not storing bikes in the lobby areas and a reminder of the bike storage facilities provided
- JK advised that roofing work may be required in the medium term which may come under the E-On offer; Freshwater were investigating this option and also looking at whether E-On could provide some measure of insulation work to outside walls
- Replacement doors and windows on the balcony areas would come under the service charge where the leases identified this but some lessees were responsible for that themselves
- Replacement main windows would be rectified as and when needed because they were under the service charge