

Rivermead Residents Association
AGM held at the Beeches on 26th October 2015

Present

Julian Keen from Freshwater
23 residents

Topics discussed

Staff

Julian gave an update on the situation re Pete and Geoff. Geoff has retired and Pete is off sick with a provisional return in the New Year. The temporary caretaker is Neil, who is on site on Tuesdays and Thursdays for attending to the bins and general maintenance enquiries etc. Any other issues while he is not on site should be addressed to Freshwater office.

The cost of having Neil attend in the interim period is £855 per week, which is a considerably higher cost than Pete and Geoff's wages. Pete is paid sick pay.

There is also a garden contractor who attends site once a fortnight as during the winter there is much less maintenance to do. It is envisaged to replace Geoff with a new gardener in the New Year.

Carpets

The overall carpet costs have come in at £38k, which is higher than budgeted as there were additional costs re the floor screed and the stair nosings. This will result in an addition of £100 per flat in the next service charge.

2016 expected works

- 1) Replacement gardener early 2016.
- 2) Balconies – there are leaks from balconies and the roofs. Proposed programme of repairs over the next 3 – 4 years in a phased plan. Insulation to be incorporated into top floors. There are no longer grants available for such works but Julian will have costings available within a month or so.
- 3) Gaps on stair railings are too wide for the current Health & Safety regulations and it is proposed to insert a Perspex barrier as the cheapest option to upgrade the railings.
- 4) CCTV system to be installed for the safety of staff and residents on the site.

General discussion

Residents expressed concern at the lack of care to the site while we are without a full-time caretaker, including:

- 1) Residents dumping unwanted items in the bin wells.

- 2) Bikes being taken over the carpets and up the stairs causing marks on the walls.
- 3) Sold signs, airers, washing etc being displayed/on show on the balconies.
- 4) Planter hanging outside balcony rails.
- 5) Difficulty if snow falls with getting cars out of the garages.
- 6) Lack of communication with Freshwater office regarding car parking spaces and bike store keys.

The gradual deterioration of the site whilst without a full time caretaker is obvious and Julian acknowledged this issue. The Freshwater email contact details are to be put on the noticeboards, together with their telephone number, for residents to contact them.

Note

Since the AGM we have been informed that there are no car parking spaces or spaces available in the bike store and any residents wishing to apply for a space/key should contact Freshwater and they will be put on a waiting list.

Committee elections

Pam Archer	Chair
Gill Catchpole	Vice Chair
Christine Girolomini	Secretary
Tim McCormick	Treasurer
Nicki Puckey	
Marilyn Ash	
Irene Dunstan	
Louise mounteney	