

Rivermead Residents Association Annual General Meeting 30th October 2017

Update on Staffing During 2017

Andrew a full time Caretaker started in early October.

The Gardener/ Assistant Caretaker position is currently vacant.

Freda, a temporary Cleaner has been made permanent.

Temporary cover has been required during the year and costs have come from the service charge.

It was agreed that headshots of the staff would be added to the noticeboards in each building, Julian to arrange.

It should be noted that when the caretaker is not in the office he can be contacted by mobile.

Expenditure

Lift motor, suspension ropes, auto dialer and control panels all needed maintenance in all lifts- at a cost of over £20,000. There was concern over the lifts costing a large amount of money following the works that took place 10-15 years ago at a cost of £750,000. However, Julian added he thought it was scheduled maintenance required and would make further enquires to clarify.

The service charges have not yet been adjusted to reflect the new expenditure of the lifts. The cost will be around £400 and can be spread over the year.

For 2018 the expenditure should be expected to be similar to what was projected in 2017.

Update on Roofing Works

Work on Princeton is scheduled next, starting in late spring/ early summer. Harvard has been completed this year.

Garden

Julian will chase up a colleague re the possibility of a possible contribution to fixing the subsidence in the garden.

Fire Safety

Upgrading of flat doors is required, to meet modern fire safety standards, cupboards will also need replacing. Individual inspection of each door is required.

Julian will raise the soil stack query with the consultants to ensure they aren't dangerous.

There are currently no plans to install sprinklers.

Cavity Wall Insulation

The contractors are confident that funding can be sought at nil cost to residents. It is hoped that works will be undertaken prior to Christmas.

General Information

TV aerials and clothing should not be hung on balconies. TV aerials should also not be attached to gas pipes.

Residents are able to connect to the communal aerial on the top of the buildings, recommendations as to which contractors to use for this should be sought from freshwater.

More committee members are required, if you're interested please speak to Pam, the Chair of the committee.

New residents can be provided with Rivermead handbooks, available from the caretaker.

Residents are reminded to comply with the rules and regulations of the complex. Should anyone experience any problems with noise or other disturbances then Freshwater should be contacted, ideally with evidence of the disturbance.