

RIVERMEAD RESIDENTS' ASSOCIATION

The Leaseholders Association for owners of Rivermead Flats, Wilford Lane, West Bridgford, Nottingham.

MEETING OF THE COMMITTEE WITH REPRESENTATIVES FROM FRESHWATER TO DISCUSS MAJOR WORKS, 7:30PM WEDNESDAY 25 JANUARY 2006, TRENTSIDE SOCIAL CLUB.

Present:

Committee members:

J Turner, Chair [JT]	T McCormick, Secretary [TM]	O Pritchard, Treasurer [OP]
T Williams [TW]	C Girolomini [CG]	Jason Greensmith [JG]
Marie Wilkins [MW]	Irene Dunstan [ID]	

Freshwater:

Mr D Mott	Mr Beale	A surveyor
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1. Flood Defences

Freshwater are happy to see drawings etc. of what we would like in the way of reinstatement works when construction has been finished.

Lambert Smith Hampton are representing the EA in compensation negotiations. Freshwater are happy for us to move forward in getting our own representation.

Freshwater did not appear to know that the new floodwall will be made of concrete. They will take this up with the EA.

2. Major Works

We discussed the document "Major Works Proposals for 2006-2008". This outlines 2 options:

Option 1: Complete external repairs and redecoration, including repairs to main fabric of the building (concrete frame, wall ties, mastic repairs). This is the "do everything" option, including "necessary works" (waterproofing, asphaltting, and rendering of roof areas, installation of roller shutter doors on the bin areas, structural survey and necessary structural works) and "recommended additional improvement works" (replacing remaining timber windows, replacing balconies and balustrades, painting balcony recesses). The cost comes to approx. £10,000 per flat over 3 years (on top of the service charge).

Option 2: Carry out roofing work (asphaltting, rendering, waterproofing), replacement of remaining timber windows, replacement of balcony balustrades, replacement of refuse bin doors, and structural survey in 2006. Then consider repairs to fabric of concrete frame, wall ties and mastic repairs over a further 3 years. Cost is approx. £3,500 per flat for the 1st year, then whatever the fabric works cost.

The priorities are the structural survey, concrete repairs and roof weatherproofing. The general feeling of the meeting was to carry out the essential works first.

OP: Suggested to get the balconies, windows, roof asphalt and structural survey done over 2 years (the important items from Option 2). TW thought we may be able to get a grant.

The Committee said that we would like a copy of the Stace report that Freshwater have used.

TW and Mr Beale will walk around the site.

Freshwater will come back to the Committee 1 week before the February EGM with quotes for the windows and balconies.

Tim McCormick 23 May 2005