

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, WEDNESDAY 3 MAY 2006, THE BEECHES.

Present from Committee:

John Turner [JT] Tim McCormick [TM] Christine Grooming [CG]
Jason Greensmith [JG]

Present from Freshwater:

Mr Mott Mr Beale

1) Major Works - Roofing

The first Phase of necessary work is the roofing. Freshwater will give us a copy of the specification of required works. Freshwater have budgeted £90,000 for this. The work is to repair and weatherproof the roof walkways, and the plastic doors leading onto the walkways.

Freshwater have received quotes from Churchman Fenner and Brown, Avalon, and Apex Roofing. Concrete Repairs Ltd (CRL) have not quoted.

Tony Williams has suggested Rooftec, and Freshwater will obtain a quote from them. The Residents' Assoc. will ask Midland Roofing to quote.

Mr Mott and Mr Beale suggest we meet to open the tenders in early June.

2) Major Works - Survey

The next phase of works will be repairs to the concrete and windows: A survey is required to find out what work needs to be done. Mr Beale suggested surveying one block this year.

Works to balconies count as an "improvement", *i.e.* it is not part of what is required under the terms of the lease, so this is not on the current agenda.

Also required is the fitting of a new garage door on the small garage, and refurbishment of lighting in the common areas.

3) Floodwall

Mr Mott told us that the contractor will put up security fencing in the next 2 weeks or so. The EA have indicated that the new floodwall may be completed by about September. There will then be an opportunity to start to discuss reinstatement works.

Tim McCormick, 11 June 2006