

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 31 MAY 2006, THE BEECHES.

Present from Committee:

John Turner [JT] Tim McCormick [TM] Irene Dunstan [ID]

Present from Freshwater:

Mr Mott Mr Beale

A) Roofing

JT has a copy of the specification list for works required. Mr Mott said that 5 tenders have been received by Freshwater. Each quote below is minus Freshwater's management fee.

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| 1) Rooftec (only quoted for the roof work): | £16,950 + VAT |
| 2) Apex Roofing and Cladding (quoted for all works): | \$125,100 + VAT |
| 3) Churchman Fenner and Brown Ltd (quoted for all works): | £133,629 + VAT |
| 4) Avalon: (not a properly constructed quote): | £280,000 + VAT |
| 5) Churchill (quoted for all works): | £70,034 + VAT |

Churchman Fenner and Brown, and Churchill, are considered to be good companies by Mr Beale. A budget of about £90,000 has previously been sanctioned by Freshwater, so Churchill are within this budget. Mr Beale said that Freshwater will suggest a contingency of 5% on top of the quoted prices.

Mr Mott and Mr Beale favour selecting Churchill, as they are cheapest and are a locally-based company with a good reputation. They will look at some other jobs Churchill have done. Mr Mott said he hopes that works can start in late July. Freshwater want work finished by end of September.

B) Survey for Additional Major Works

Of particular importance are the concrete repairs, mastic expansion joints, and external wall tiles. The survey is required to assess what work is needed to these. Mr Mott said that Freshwater are looking at working on Harvard first, after the necessary works under A (above) have been completed. Once the survey has been done, FW will then produce a specification and begin the tender process for the work.

Companies were asked to quote for undertaking the survey:

	Just Harvard	All 3 blocks
Churchill:	£6750 +VAT	£12,000 + VAT
Concrete Repairs Ltd (CRL):	£4092 + VAT	£10,485 + VAT
Avalon:	(No quote)	£39,450 + VAT

Mr Mott and Mr Beale favour CRL for the survey, and recommend survey of Harvard block on its own first.

There was some discussion of the balconies. Mr Mott said that when the survey has been done, work required on the balconies and windows can be added into the specification before the tender process begins.

Tim McCormick, 11 June 2006