

RIVERMEAD RESIDENTS' ASSOCIATION

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

MEETING OF THE COMMITTEE WITH REPRESENTATIVES FROM THE ENVIRONMENT AGENCY TO DISCUSS THE FLOOD DEFENCES, 7:30PM THURSDAY 21 SEPTEMBER 2006, FLAT 18.

Present from Committee:

John Turner [JT]	Sally Gatheral [SG]	Tim McCormick [TM]
Irene Dunstan [ID]	Jason Greensmith [JG]	Marie Wilkins [MW]

2 representatives from Environment Agency [EA]

1 representative each from Jacksons and Lambert Smith Hampton [LSH]

Items are dealt with in the order of the agenda:

Items 1-3: Are works on target for finishing, what will happen next, when will reinstatement of garden commence?

The EA reps said that they anticipate completing the construction works around the end of November, including reinstatement (after construction, *not* the gardens). The contractors are about to start secondary piling with a larger machine, necessary because they hit a layer of sandstone in the gravels that was shallower than expected, so a second pile driving is needed in some places. After that the last steps will be completing and sandblasting the wall.

The footpath past Becketts school will reopen around mid-October. Re-seeding of the garden will take more time.

JG asked whether the EA can put in some sort of marker to show where the line of the fence will be? They replied this was not possible yet..

Item 4: Any decisions made with Freshwater regarding reinstatement of the garden?

JG asked what sort of fence will be put back? The EA replied that a close-boarded fence will be put in. The Committee pointed out that this was not the type of fence we thought would be put in. The EA said that if want a different fence, we should make a representation to Freshwater. The same applies to all communal areas. The EA assured us that the garden was recorded before works began.

Items 5 and 8: Will the grey colour of the wall be the final finish, and what will be done to prevent graffiti?

The EA said that the grey colour will be the final finish, but the wall will be sandblasted. There are no plans in place to clean up any graffiti that does appear, but it will be difficult to paint on the wall. It is not planned to apply a non-stick surface because this can affect the look of the wall. JG asked who would be responsible for cleaning any graffiti? The EA responded that this would be Rushcliffe's responsibility.

JT reported that he had written to the County Council about lighting on the riverside path. The Council (letter of 30 August 2006) claim the footpath is not eligible for public funds for lighting, because it belongs to Freshwater. The EA said that they are putting in ducting for

lighting, and will reinstate the lighting that was present before work began, but will not put in any additional lighting.

Item 6: Locking bollards on the riverside path.

The EA assured the Committee it will not be possible to get cars along the path. JG asked whether there will just be bollards at each end of the path, and will there be anything to slow down or prevent motorbikes being taken along? The EA replied that they can't put in anything that stops motorbikes but at the same time allows pushchairs and wheelchairs through. There will be a bollard by the pumping station and one at the other end of the path. JG said that he would like large bollards that cannot be destroyed by ramming. The EA assured the Committee that they understood our concerns. They said that it is necessary to provide access for the EA and the Council.

Item 7: What window cleaning services will be provided on completion of the work?

The rep from Jacksons told the Committee that they will get private contractors in to clean windows after the end of November.

Item 9: Can a help line number be made available?

The EA said that an 0800 emergency help line number has been posted on each foyer notice board, and assured the Committee that someone will be on call at all times.

Item 10. Access and security into the garden and Rivermead through the new wall.

JT noted that the previous arrangement of a gate in the wall with a padlock was unsatisfactory because it was often left open. The Committee would like a gate that closes and locks automatically. The EA replied that they would be guided by us on this matter.

Items 11 and 12: Compensation for noise from piling and other factors.

The rep from LSH explained that it is best to have a land agent to represent the residents. This is better than trying to deal with lots of separate claims from individuals. He told the Committee that Freshwater are using Peter Clark of King Sturge.

SG asked how does compensation get divided up between Freshwater and the residents? LSH replied that there is an important line: the residents can be eligible for compensation for disturbance, while Freshwater can be eligible for compensation for damage.

The best solution for the Residents Association is to get an independent agent. The EA will pay for this. The LSH rep said he would provide the Committee with a list of names of suitable land agents. We should appoint someone and ask them to contact Gordon Mackay at LSH to confirm that LSH will pay them on behalf of the EA. We should do this soon, before work starts on the reinstatement of the garden. Then negotiations on compensation for disturbance can start when the work has all been completed.

JG asked if it was likely that compensation will vary between flats in different parts of the site? The LSH rep said that this is the case as there are lots of factors to be taken into consideration.

The EA reps told the Committee that the Health & Safety Executive are monitoring the noise from piling and it does fall within safety limits.

The rep from Jacksons told the Committee that he has told the construction workers to conduct themselves well while on site and to be courteous to the residents. The Committee replied that it has heard no complaints at all about the conduct of the workers.

JG mentioned that a van has damaged a pillar on the side of the garage at some time.

MW noted that it is unfortunate that we have Churchills working on the roof at the same time as the floodwall works.

Any Other Business (after visitors had departed)

MW pointed out that the arrow at the car park entrance, telling visitors to turn left on entry, is still to be painted.

ID told the meeting that Christine Girolomini had phoned Mr Mott about having new car parking permits made, and he seemed amenable to this.

JG said that he would like the shop moved to the kerbside so that Rivermead could be made a more secure site. ID, MW and SG agreed, and said this would sort out the parking problem as well. JG said that the shop may go out of business when Becketts school closes. MW asked whether this is worth making an agenda item for the AGM?

JT noted that we need a venue for this year's AGM. We can't use The Beeches because of refurbishment works there. Beckett's School Hall is only available during half term, and is cold and depressing. Another possibility is the Social Club. Possible dates were discussed around 8 November.

[NB: Between the meeting and writing these minutes, the date and venue of the AGM have been set at Wednesday 15 November at the Trentside Club.]

Tim McCormick, 9 October 2006