

RIVERMEAD RESIDENTS' ASSOCIATION

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

MEETING OF MEMBERS OF THE COMMITTEE WITH REPRESENTATIVES FROM FRESHWATER, 7:00PM WEDNESDY 11 OCTOBER 2006, STRATFORD HAVEN.

Present from the Committee:

John Turner [JT] Sally Gatherall [SG] Tim McCormick [TM]
Oliver Pritchard [OP]

Present from Freshwater:

Mr D Mott Mr D Beale

Mr Mott said that there were 3 main subjects he wished to discuss with the Committee:

- 1) Weatherproofing work to roofs of blocks
- 2) External refurbishment / redecoration
- 3) Flood defences

1. Weatherproofing

Mr Mott told us about the weatherproofing work done so far. About £90 000 of available money has been spent on this. Mr Beale said that he hopes this will be finished before the winter weather arrives. The asphalting, roof doors and penthouse windows have been weatherproofed. The balustrade panels are yet to be done because of a problem with specifications. Painting with solar paint, which helps to protect the flat roof, has been done on Harvard. Access/fire doors to the roof have not yet been replaced.

It has been discovered that little in the way of concrete repairs are needed on the top of Harvard, but a lot is needed on Princeton. The survey that is currently in process will reveal what work needs to be done on the mastic asphalt on the columns.

Mr Beale noted that Churchill seem to have been strict with their subcontractors and have done a good job. In summary, weatherproofing work on top of Harvard is more or less complete (with the exception of the fire doors and balustrades) and Princeton and Yale should be finished by the winter. These works are on course to be completed within the cost bid by Churchill.

2. Refurbishment

Mr Beale went on to describe the works to be undertaken next year. Churchill's structural survey of the buildings is underway now. The state of the concrete does not look as bad as feared. Churchills have promised costings to Mr Beale on the concrete repairs, repairs to mastic joints and asphalt rendering so he can present ball park figures for Harvard House to the Resident's Association AGM. Freshwater plan that Harvard will be the "guinea pig" for the works.

Mr Beale said that it is likely that the asphalt finish on the pillars can be removed. Freshwater need to decide whether to just repair the asphalt and paint over, or look into removing it and painting with special weatherproof paint. Cost will be the deciding factor.

Mr Beale told the Committee that Churchill say they can do the work without erecting scaffolding around the blocks. This will help bring down the cost a great deal. JT noted that not having scaffolding will also be better from a security point of view.

Mr Mott said that refurbishment of the balconies is not required under the terms of the lease, and can only be done if all flats in each building agree to it. TM wondered whether it might be possible to use the saving from not having scaffolding to pay for this? SG asked whether it might be a good idea to just paint the balconies, rather than going for "Juliet" style replacements? Mr Mott replied that Freshwater might be able to paint them, and raise the height of the balcony rails which are too low for modern H&S requirements. Mr Mott said that Freshwater are happy to do whatever the residents want within the framework of the service charge.

Mr Mott said that Freshwater will also look into making the bin doors more modern and appealing.

Mr Mott said he would like to start works on Harvard in May-June next year. FW will send out a Notice of Intention when they have the results of the survey and the costing from Churchill. Mr Mott said he would like all refurbishment works to be finished within 2 years.

OP expressed concerned about the slippage of the timescale on refurbishment. Mr Mott replied that the works could be done in 1 year on all 3 blocks if the residents decide that is what they want.

3. Flood Defences

Mr Beale told the Committee that piling has been completed to the end of Harvard so far, and will be finished entirely before the end of November. He showed some pictures of the wall so far. The wall will be completed by the end of December.

Mr Mott said that Freshwater need to start looking at replanting the riverside garden. He would like proposals at the AGM. He also wants a report from Peter the gardener.

The Committee informed Mr Mott that the Environment Agency seem to want to put the fence back as it was before, whereas we thought it would be replaced with an alternating fence. The Committee said that whatever type of fence is installed, it should be substantial.

Mr Mott said that Jacksons have a qualified landscape architect. He said that the Committee should come up with recommendations for the reinstatement of the gardens before the AGM. Then Jackson's landscape architect can produce artist's impressions ready for the AGM. The Committee therefore need to put up ideas for:

River side of path: fencing, lawn areas, patio
Land side of path: flower border along the wall, etc.

The Committee noted that the residents probably do not want trees back as they are expensive and require pruning.

4. AOB

Mr Mott said that if we provide Freshwater with a copy of the AGM notice, they will forward it to lease holders who live off site.

On the matter of car parking permits, Mr Mott showed the Committee adhesive permits that are used at Freshwater. TM said that we would like a system of cards that have to be collected from Peter, and are registered so we know how many cards have been given to each flat.

Mr Mott said that in future it may be possible to erect a barrier that will stop vehicle access to parts of the development but still allow vehicle access to the shop.

OP asked whether the parking spaces at the backs of the flats will be reinstated after floodwall construction and refurbishment are completed. Mr Mott replied they would be.

The meeting closed at about 9:30pm.

Tim McCormick, 29 October 2006