

**RIVERMEAD RESIDENTS ASSOCIATION
AGM
TRENTSIDE SOCIAL CLUB
15 NOVEMBER 2006**

Present: about 30 residents

Present from the Committee:

John Turner [JT]

Oliver Pritchard [OP]

Tim McCormick [TM]

Christine Girolomini [CG]

Irene Dunstan [ID]

Marie Wilkins [MW]

Start 7.35pm

Chairman's Report - JT

Thanked Freshwater for sending out the invitations

Busy year - not everything has been sorted out so far, e.g. car parking.

Plus side - new garage doors, and Churchills doing excellent work.

Treasurer's Report - OP

Healthy £817 at start of year. Asked for subs.

Income £260, expenses £145, interest £6.79

Closing balance: £932.86

Floodwall - OP

EA have verbally agreed to pay for a surveyor to act on behalf of residents in compensation.

OP suggested Bruton Knowles, a local firm

Proposed vote: RRA to appoint Nigel Billingsley of Bruton Knowles to act as surveyor. He will confirm his arrangements with the EA, then will probably write to every leaseholder. He can also represent sub-tenants. Any flat will be free to opt out.

Q: Can we ensure Billingsley says in his letter that EA are paying his fees? A: Yes.

Distribution of compensation: Billingsley would arbitrate the apportioning of the compensation among the flats.

Q: How was it agreed EA would pay? A: EA told us.

OP proposed vote: Shall we instruct Billingsley? Carried unanimously

OP proposed vote: Shall we allow Billingsley to decide on the distribution of the compensation? Carried unanimously

MW: Would like info about Billingsley.

OP: Does anyone object to non-RRA members joining in? No-one objected. JT:

Non-members should join the RRA!

MW: can non-leaseholders be "associate members" of RRA? JT: Strictly speaking, non leaseholders cannot be members.

OP: Can we get list of leaseholders from Freshwater for Billingsley? Mr Mott: We can give the list to Billingsley, but not to anyone else.

Election of Officers

JT explained what being a committee member involves.

Chair: CG (nom. JT, 2nd MW) - CG accepted

Treasurer: ID (nom. JT, 2nd CG) - ID accepted for 1 year

Secretary: JT (nom. ID, 2nd CG) - JT accepted

Vice-chair: TM (nom. ID, 2nd OP) - TM accepted

Ordinary members:

Peter Walsh (2) (nom. MW, 2nd CG)

Chris Fraser (154) (nom. ID, 2nd CG)

Carole Jones (46) (nom. CG, 2nd ID)

Jean Minshull (58) (nom. CG, 2nd ID)

MW (nom. TM, 2nd CG)

Subscriptions

JT: We need to vote on level. CG: Sub should not go up. ID: Propose £4. MW: Leave at £5.

Q: How many members in RRA? OP: 52 paid subs last year.

Q: £4 might mean more members.

Q: Suggest 6-month free membership? JT: Legally we have to have a membership fee.

Q: If reduce the sub, should reduce it drastically to £1.

JT proposed vote: Set subscription at £1: 12 for

Set subscription at £5: 9 for

Subscription set at £1.

Q: Leaflet drop through letterboxes to tell residents about the RRA?

Freshwaters Report

Mr Mott introduced himself. "Freshwater have done our utmost to do what we can on the development".

Flood Defences:

On schedule for reinstatement by the end of the year. Showed slideshow of the construction work.

There will be 1 entrance, with ramp and steps.

Showed plan of proposed reinstatement of gardens.

Tarmac area for 3-4 cars where the sluice gates used to be.

There will be no trees on our side of the wall - EA does not want them

River bank: mountain ash and silver birch trees - will not grow too tall.

Do not think a hedge along the fence will be necessary

There will be 2 barbeque areas.

Fence: Freshwater have said they want a "substantial" double fence, 1.8m high.

Gate through wall will shut automatically.

CG: Because we lose the flat part of the garden, and the garden is made significantly narrower, can we have a deck/landing stage along the waterside?

EA want to start replanting before winter. Peter is happy about this.

Q: Will trees be put back at the end of Yale House? Mr Mott: Not if people do not want them.

Water Proofing:

Roof area defects: asphalt, cracked render, defective flashings, rotten timbers, poor felt sealing, carbonisation of the concrete.

Churchills have dealt with render, flashings, sealing the columns, asphalt, concrete.

Fire exit doors are the last thing being done.

Churchills seem to have done an excellent job.

Windows:

Harvard, 69% replaced with UPVC, and Princeton, Yale, 71% replaced with UPVC, under the terms of the lease.

“Old” lease - if windows are beyond repair, they are replaced by an agent under a separate account.

“New” lease - lessee is responsible for the windows.

Future Work:

2007, Harvard House - Phase I of III (a structural survey has already been done):

- Cosmetic concrete works (the concrete is structurally sound).
- Re-render the concrete columns, as the mineralite is loose.
- Re point the brickwork.
- Replacement of windows is not proposed - go by the leases.
- Bin doors - replace frames with steel frames, but keep the same doors.

Balconies - the lease only says “ensure they are in good order”. But they do not meet current H&S requirements, and contain white asbestos.

Mr Mott proposed:

- 1) Paint the balconies and put on higher rails
- 2) Replace the balcony panels with more decorative ones.

Pigeons:

Still keep £1000 in budget to keep them down.

Common Area Windows:

Some have been replaced, will replace the others as and when necessary.

Garage Doors:

Intend to replace the last one with a roller shutter door when funds are available.

CG: Will there be bike spaces in the garage? Mr Mott: Yes.

Rivermead Proposed Expenditure:

2007:

Routine expenditure:	£112 000
Major works, Harvard House:	£250 000
Total:	£362 000

Service charge per flat each year for next 3 years (to cover major works on all 3 blocks):

Lower rateable value:	£2000 (36 flats)
Middle rateable value:	£2500 (89 flats)
Highest rateable value:	£2700 (13 flats)

Companies will tender for the major works. Churchills will be one.
Work likely to start May 2007.

Further discussion of balconies:

Options:

- 1) Paint and put on higher rails - figures above would cover this.
- 2) Juliet balconies - more expensive, about £1200 per flat.

Q: Would the penthouse balconies be upgraded? Mr Mott: No, they will stay as they are whatever is decided on the other balconies.

There were no further questions on refurbishment.

Any Other Business

Q: Letters mis-delivered or taking a long time to arrive.

Q: can we have communal TV aerials? JT: Suggested bulk deal with NTL. Mr Mott: Freshwater are in communication with Sky but their "flats" deal is only for 3-storey blocks. Pointed out NTL cabling is present.

Q: There is disturbance from shouting rowing crews on the river. A: Nothing we can do.

MW: 1-way system, a lot of people turn right on entering, can we have a no entry sign by the shop to stop them going that way? Mr Mott: Area in front of Harvard not really part of the 1-way system.

Meeting closed at 9.55pm

RIVERMEAD RESIDENTS' ASSOCIATION

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

ANNUAL GENERAL MEETING 15 NOVEMBER 2006 AGENDA

1. Introduction
2. Reports from Committee
3. Election of Officers and Committee
4. Subscriptions for Coming Year
5. News from Freshwater
6. Floodwall and Gardens
7. Any Other Business