

RIVERMEAD RESIDENTS' ASSOCIATION

Thursday November 3rd 2011

Notes of AGM meeting held at Bridgford Suite, 7.30pm

AGENDA:

1. RTM – Walton and Allen
2. Freshwater response
3. Freshwater future work
4. Membership fees
5. Election of committee/officers
6. AOB

Apologies received from N Puckey, P Luckett, W Cottam and D Bolton

1. RTM – Walton and Allen

Chair of RRA, Maria Cooke, welcomed the attendees. There were about 40 residents present. Maria then introduced the two representatives from W + A who gave a 15 minute presentation about the company, its involvement in RTM and its advantages. (Full details of the presentation may be obtained from W+A).

Rachel O pointed out the negative way in which Freshwater was depicted. Doug C (flat 99) drew attention to the W+A website, where residents in some of their buildings complained at the length they waited for jobs to be carried out. Gill C (flat 112) pointed out that some people were unhappy at the way W+A had approached Freshwater residents. Chris G (flat 127) was quite happy with how things are and gave a vote of confidence for Freshwater.

W+A confirmed that the monthly letters to residents would stop.

2. Freshwater response

Julian Keen stated that RTM is statutory and Freshwater does not want to lose the management. Freshwater is unique and has its own way of doing things. He also stated that the management fee (about £76 per flat) has remained the same since 2006. The Lease is a contract between Landlord and Tenant and Freshwater can always be contacted. Residents do not subsidise non-payment of service charge by other Tenants, as stated by W+A. Freshwater is a residential block management company therefore systems are set up for that.

This will be put in writing so everyone is aware.

3. Freshwater future work

- Asbestos work is almost completed and came in on budget.

- Rewiring - recent electric testing resulted in electrics failing in all blocks.
- After a recent survey of residents 57% gave the go ahead for this work, therefore it is anticipated the work will start in February 2012 with no extra cost.
- Before any internal decoration is carried out, views of residents will be considered.
- There are plans for changes in the garages, including housing bikes.
- After many complaints about noise from flats, new brochures will be sent to all flats.
- TV aerials are to be placed on all blocks. Digital equipment only will cost £5k + VAT. Satellite equipment cost is to be negotiated.

At present a website facility is not of offer from Freshwater, although this was thought to be a good idea.

4. Membership fees

These were collected at the new rate of £5.00 per leaseholder per year. A reminder will be posted by Maria in flats to residents who did not pay on the night.

5. Election of committee and officers

8 existing members of the committee wished to remain on it. In addition, 3 residents wished to join:-

Chairman	Maria Cooke	108
Vice Chairman	Gill Catchpole	112
Treasurer	Peter Walsh	2
Secretary	Nicki Puckey	10
Harvard	Tim McCormick	14
Harvard	Tim Gregory	19
Princeton	Phil Lockett	90
Princeton (new)	Mark Madden	72
Yale	Marilyn Ash	137
Yale (new)	ValWoodford	147
Yale (new)	Chris Giralomini	127

The first meeting of the new committee to be arranged for early 2012.

The meeting closed at 9.20pm.

Confirmed members of the Association (paid by flat number):

**2 5 12 14 18 23 43 47 50 72 85 99 101 108 109 112 113
119 127 137 141 145**

If you would like to join the Association but have not yet done (or not yet paid your fees) so please put your £5 membership fee in an envelope marked with your flat number and post through the door of flat 108 in Yale House.

Note from the Chair:

Thanks to all the Committee for their support this year and for their efforts to improve the Rivermead complex as a whole We will continue to liaise with Freshwater on your behalf so please let us know of your concerns If you have any ideas or want to get involved then get in touch and we will be happy to help.

What have we achieved this year?

- Opened the debate about Right to Manage
- Conducted Cleanliness audits to improve the day-to-day look of the complex
- Liaised with caretaking, cleaning staff to improve maintenance work and built positive working relationships
- Regularly updated the notice boards with meeting minutes to keep residents informed
- Challenged Freshwater to offer better value for money and to communicate better

Please let us know what you want us to champion on your behalf in the coming year.