

## **Rivermead Court Policy with regard to the Installation of external Awnings (Blinds)**

Following comments received, the Board has decided to amend its Guidelines regarding the installation of new external window blinds.

It is recognised that, with rising global temperatures, flats having South or West-facing elevations are likely to become increasingly uncomfortable during periods of high summer temperatures. Some residents may want to install blinds to mitigate this problem. The Board has decided that it may accommodate such requests but in such a way that will ensure that the fabric and the aesthetics of the buildings are not compromised.

The Board is concerned to avoid incidents where blinds are damaged in high winds but cannot easily be repaired or replaced on account of a lack of easy access. It is considered important to ensure that, where blinds are damaged for any reason, the resident concerned is able to arrange for prompt replacement or repair. For this reason, the new policy makes a distinction between installations on elevations to which access may be gained via a hydraulic lift (cherry picker) or similar means and installations on elevations to which no such access may be had.

The easy-access elevations are:

All Ground floor flats  
The North and South elevations of the Central Block;  
The North and West elevations of the East Block;  
The North, East and West elevations of the West Block.

### **1. Policy with regard to installation of blinds on easy-access elevations**

- 1.1 The Board's policies regarding blinds will be managed by the Estates Committee.
- 1.2 Blinds may be permitted on easy-access elevations provided that, if powered blinds are to be installed, the electric connecting cables are run internally and drilled out through the brick or timber window frames close to the blind motors.
- 1.3 Blinds must be of a colour and style approved by the Estates Committee. Muted, monochrome colours are more likely to be approved.
- 1.4 The blinds must comply with the applicable fire-resistance, flame-transmission and smoke-retardance laws and regulations.
- 1.5 The plans for the proposed installation of blinds must be submitted to the Estates Committee and Managing Agents for approval not less than 21 days prior to installation. Such plans must include pictures or graphic designs of the blinds and of their method of operation including, if applicable, plans of the electrical connections for the operation of electrically-operated blinds, as well as the proposed colours and material of the blind fabric. Existing blinds at Rivermead Court are of the drop-arm type and this style is preferred although other styles may be considered.
- 1.6 The Managing Agents must be given the opportunity of inspecting the installation promptly upon completion. They may require the applicant to make changes in order to comply with then-applicable Rivermead Court policies.
- 1.7 All cost associated with the installation of the blinds and their upkeep, replacement, repair and maintenance will be for the account of the applicants and their successors in title, including, without limitation, the Managing Agent's charges for reviewing the installation plan and inspection of the installed blinds.

- 1.8 It is expected that blinds will normally be installed when the relevant elevation has been scaffolded for routine maintenance. The Committee may consider applications for installations at other times but in such cases, the onus will be on the resident to show that the installation can be achieved safely, quickly and with minimal disruption to other residents and staff.
- 1.9 Notwithstanding that blinds are to be installed on an easy-access elevation, the resident will be required to show to the satisfaction of the Committee that, it will be possible and practical to remove or repair damaged blinds using a hydraulic lift (cherry picker) or similar means. If they cannot discharge this onus, the resident will be required to comply with the further conditions in paragraph 2 below.
2. **Policy with regard to installation of blinds on elevations that are not readily accessible**
  - 2.1 If blinds to be fitted on an elevation other than one of the easy-access elevations described above, all of the conditions in paragraph 1 above must be met, but, in addition, it will be a condition that the blinds must be fitted with a motorised motion sensor system that will cause the blinds automatically to be retracted when fluttering due to wind exceeds the blind manufacturer's recommended limit. The Estates Committee will, on request, provide details of suppliers who have experience of such motion sensor systems and of fitting blinds at Rivermead Court.
3. RCL retains an absolute right to approve or refuse requests for the installation of blinds. Neither it nor the Committee will not be required to explain or give reasons for any decisions relating thereto.
4. The exterior walls and windows of Rivermead Court flats are not demised to the leaseholders under their leases and thus remain part of the landlord's domain. Accordingly, blinds may be installed only under licence of Rivermead Court Limited (RML). RML reserves the right to withdraw any licence for the installation of blinds on not less than a calendar quarter notice to the resident concerned and it may require residents to remove the blinds or make modifications to them or to the method by which they are operated.

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