

**Rivermead Court Limited (RCL) AGM** (held by video-conference)

**Thursday 3<sup>rd</sup> September 2020 at 18h00**

**Directors present**

Mr T Hackett (Chair) (TEH)  
Mr B Weatherill (BW)  
Lady Fowler (FF)  
Mr P Green (PG)  
Mr M Stevens (MS)

Mrs C Ferguson (CF)  
Mrs D Richards (DR)  
Mr T Soane (TS)  
Mr M Cave MC)  
Mr K Bedell-Pearce (KBP) as observer

**In attendance:**

Mrs A Isaacs (AMI)

Mr I Gilbert (IG)

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**1. Introduction**

- The Chairman stated that there was little to add to the statement sent previously out to residents. But he added that as RCL has been able to keep the pandemic at bay, it will continue to be the Board's priority to try to ensure that there is no change in these efforts as Winter approaches.
- The Chairman conveyed his personal and the Board's gratitude to Bernard Weatherill on his retirement from the Board for his contribution over the years, even during the difficult times of his illness.
- The Chairman relayed the Board's condolences for the passing of two distinguished residents, Dr John Palfrey and Professor Michael Redhead. Other residents that had passed were Mr Charles Hamer, a dedicated Garden Committee Member, and Mrs Marguerite Gimson, a Rivermead Court resident for more than 40 years.
- Residents were invited to advise the Board of any constructive comments they wished to make about the running of Rivermead Court; they were also invited to join one of the sub-committees to offer their time, experience and judgement to the benefit of Rivermead Community.
- At this point, it was recorded that there were 68 attendees including those who joined by the telephone. Further attendees joined the course of the meeting.

**2. Responses to questions by the Chair of the Finance Committee**

- Papers previously issued – no further comment was necessary.
  - Question received from Mrs Thomson-Moore (Flat 45) - concerned flats 38 and 91 which were controlled tenancies which have reverted to RCL. The questioner was concerned with the current capital expenditure liabilities and thought that it would be in the interest of all shareholders to sell these flats to meet them. The response outlined that the Board carefully considered the issues of property prices, the tax position, the current and future capital liabilities. Due to the weak property market, the Board decided to wait as there was no immediate need for the proceeds from a sale and the Board agreed to wait until property prices improved. Regarding tax, companies do not pay income or capital gains tax, Corporation Tax is paid on income and gains. There has been some unexpected expenditure which has been impossible to budget for, those being water hygiene, fire doors and emergency lighting. The Board have managed to contain these expenditures

without recourse to the leaseholders through careful management of the assets and cash.

### **3. Comments by the Chair of the Pipework Committee**

- Thanks were extended to the 186 leaseholders, a number which represents 90% of the total who voted in favour of the lease changes needed to make a success of the pipework project. The Tribunal has informed the Board that they expect to consider the changes without the need for a hearing which will take place week commencing 3<sup>rd</sup> November. Notice of the proceedings will be issued to residents shortly. The next phase of the design work has been authorised. Full design is expected at the end of the year, which will be followed by the tendering stage. Thanks were extended to the members of the Pipework Committee for their hard work and dedication.

### **4. Questions answered by the Chair of the Estates Committee**

- Questions received from Mrs Bartle (flat 78), and Mrs Young Flat 49), both have raised the issue that 4 or more flats have been renovated at the same time in their area. They asked if the Board can limit the number of flats that are worked on at the same time. The response - The Board considered staggering renovation of flats but concluded that this policy was not feasible because residents are under time constraints which would have financial implications if there are delays.
- Question received from Mrs Springthorpe (Flat 135) who refurbished her flat last autumn, the permission required from Faraday was extensive and extremely costly. A non-returnable deposit of £500 for damage to common parts, what happens to this money? The response - This money is deposited into the service charge account and is used to pay for repairs caused by contractors. The Estate Manager's role has increased significantly in the last few months to ensure that contractors report daily that they are Covid-19 free, that they do not overload the goods lift and do not park illegally around the site.

### **5. Questions answered by the Chair of the House Committee**

- Question received from Sir Derek and Lady Plumbly (Flat 99), consolidated<sup>[TH1]</sup> question regarding the replacement of the carpets on the ground floor and the lift. The response – the replacement of the carpets is on the capital expenditure plan along with the decoration of the common parts; this has been delayed as it is not clear what the impact of the future heating project will be on the common parts.
- Question from Rose Fellows and Christopher Osborne (Flat 115) – they were pleased to see the rule has been changed to allow cats as long as they stay inside. Dogs should also be allowed as they could be a companion to residents, they were offering to put a policy together to assist with this. Response – cats have always been allowed as long as they remain in the flat. The Board has no plans to allow dog ownership.
- Andrew Hayes (Flat 133) – should there be a defibrillator at Rivermead Court. Response – the Board fully support this suggestion and will invest in a defibrillator to be held at the Porters Lodge.

- Mrs Ridgeway (Flat 178), many residents are not aware of how noise amplifies in the light wells. Children screaming, shouted conversations and loud televisions, residents should be able to open their windows without becoming party to other people's lives. Response – residents could complain in the first instance to the Porters at the time of the incident. If this continues Faraday will intervene and write to the resident concerned.
- Question – children should not be allowed to run up and down the back stairs using them as a climbing frame and a play park putting themselves at risk of serious accidents for which Rivermead Court could be liable. Response – residents should speak to the Porters to ask the parents to control their children, after which Faraday will intervene

#### **6. Replies to further questions answered by the Chairman**

- Question received from Mrs Waugh (Flat 154) – why the Estate Manager is not required to live on the premises. Response – The Board considered the idea and felt that it was unnecessary, the previous manager only used the flat for 3 nights a week, when a fire occurred a few years ago the manager was absent, the two senior staff living in were able to cope. The renovated flat will provide a useful income for RCL. The Board considers the current arrangement to be satisfactory and the Board remains unanimously pleased with the decision to appoint Mrs Isaacs as a non-resident Estate Manager.
- Question received from Mr & Mrs Pollitzer (Flat 108) – the questioners are asking about the use of the garden for large parties. Reply – during the Covid crisis the garden has never looked so good - thanks to the James Sheen's team in the main garden and Belinda Haig and Margaret Flory in the Secret Garden. The use of the gardens has been carefully monitored although there were times when situations occurred that overstepped the bounds. At present, there are no rules and residents can commandeer parts of the garden. What is the solution, to have a prohibition that may be ignored and hard to police or have some simple rules approved and respected by the community? The Board will consult with residents on the options before a final solution is sought.
- Question received from Mr McKenzie (Flat 141) – does Rivermead Court own all the land and freehold, what rights do the residents of Hurlingham Court have to use the gardens ? Response – The long strip of grass that stretches from the gate nearest Hurlingham Club, the Secret Garden, the River path and strip of garden to one side all the way back to the gate at Hurlingham Court are held on a lease from Hurlingham Court as the successor freeholder from the property company which held the land from the Church Commissioners and which in 1931 leased it to the Prudential on a 966 year lease against an annual ground rent of £238 reserving the right for the residents of Hurlingham Court to have the right of access to and the use and enjoyment of the land. The Board considers that the Hurlingham Court residents are subject to the same rules as Rivermead Court residents. Hurlingham Court residents have been informed that dogs are not allowed. It has come to light that residents in New Hurlingham Court have acquired keys to the gate, those residents do not have right of access. The lock on the gate will be changed, new keys will be issued to residents of Hurlingham Court. Whilst the cost to purchase the lease may not be too expensive, the legal cost would be.

## 7. Resolution

- To receive and adopt the Directors' Report and the financial statements for the year ended 31 December 2019 and the report of the auditors thereon (the "Accounts"). The voting was by means of proxies appointing the Chair to vote on behalf of the shareholder.
  - i. **Votes for = 59 against 0**
  
- To re-elect Deborah Louisa Kate Richards, who retires by rotation, as a Director.
  - i. **Votes for = 59 against 0**
  
- To re-elect Michael James Stevens, who retires by rotation, as a Director
  - i. **Votes for = 57 against 2**
  
- To re-elect Timothy John Soane, who retires by rotation, as a Director.
  - i. **Votes for = 59 against 0**
  
- To elect Keith Leonard Bedell-Pearce as a Director.
  - i. **Votes for = 57 against 2**
  
- To re-appoint Wellden Turnbull Limited as auditors and to authorise the directors to fix their remuneration.
  - i. **Votes for = 59 against 0**

8. All resolutions declared as carried.

Message from Mr and Mrs Babbie, the Board, Managing Agent and staff of Rivermead Court have done an incredible job of keeping the Block a safe and happy place, please pass on our sincere thanks to Mrs Isaacs and the whole team.

The Chairman closed the meeting at 18h40.