

RIVERMEAD COURT

NEWSLETTER



Photograph: Franey Irani

AUTUMN 2018

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If you have an item or a photograph that you think other residents would enjoy, please do send it to me.

From the Chairman

Dear Fellow Resident,

I am pleased to report that the responses to date on the lease extension consultation are overwhelmingly positive - 86% of leaseholders who have replied have indicated that they are very likely or probably going to take up the offer, with only one indicating "unlikely". My thanks to those that have replied. The Board is encouraged by this support. If you are one of those that has yet to reply, please do so. There is still time. And if for whatever reason you haven't seen the letter or have misplaced it, please ask Anne Isaacs for another copy.

It's not as though the Rivermead Board are enthusiasts for referendums but we'll need to approach you once again, probably in the early weeks of 2019 on the pipework project (see "Plumbing Update" below). This new consultation on the subject (you may recall that the Board sought your views in 2013) is critical in enabling the Board to decide whether and how to proceed, since ultimately this will influence how we approach the First Tier Tribunal to authorise the required changes to your leases. In the case of the pipework project, a 75% favourable vote is required (of those entitled to vote, being the long-term leaseholders) with no more than 10% objecting. Neither at the consultation stage nor when it comes to seeking your final approval does a vote in favour entail any obligation or requirement on your part at that stage or in the short- to medium-term to make any modifications to your flat. When you choose to renovate your flat or when your flat is sold, if the flat is then renovated, would be the moment to connect to the new system. As indicated in previous communications on the subject, there will ultimately be – to use current political jargon – a "back-stop" but this should be sufficiently far in the future – fifteen years is what we currently have in mind – to allow all flats to have been renovated by their current owners or to have changed hands and been renovated by their new owners.

The Board will continue to up-date you on both the lease extension project and the pipework project over the coming months although we don't expect any significant developments on the former until the second half of 2019, whereas the rationale of linking the lease extension to the pipework project depends on starting the pipework project beforehand, beginning with the informal leaseholder consultation.

Water hygiene costs continue to weigh on the Service Charge although RCL itself has contributed to alleviate the burden:

2015	Total £74,940	Contribution by RCL £0
2016	Total £177,950	Contribution by RCL £100,000
2017	Total £89,806	Contribution by RCL £40,000

As Tim Soane indicated in the AGM (see later in this Newsletter) the cost remains high and can only come down if all residents regularly flush showers and taps with hot-water to remove contamination. The sampling is still revealing instances of contamination, some quite high, in individual flats although the main system is safe. For the sake of your health and well-being and to help us to reduce water-treatment costs, please take regular flushing seriously.

Tom Hackett

Annual General Meeting 2018

The Rivermead Court AGM was held on Monday 4 June 2018. The following resolutions were passed:

1. To receive and adopt the Directors' Report and the financial statements for the year ended 31 December 2017 and the report of the auditors thereon (the "Accounts").
2. To re-elect Fiona Fowler, who retires by rotation, as a Director.
3. To re-elect Timothy Peter Julian Halford, who retires by rotation, as a Director.
4. To elect Carol Cecilia Ferguson as a Director.
5. To re-appoint Wellden Turnbull Ltd as auditors and to authorise the directors to fix their remuneration.

Richard Pollitzer retired from the Board after 23 years' service on the Board, making him almost the longest serving member, and was thanked by the Chairman for his many years of work on our behalf.

There were reports from the Chairman, the chair of the Finance Committee, Carol Ferguson, and the Treasurer.

Lease Extension

Carol Ferguson outlined the Board's proposal to extend the leases from 86 years to 800 plus years at the AGM. Detailed documentation was sent out to all leaseholders at that time. There was a high level of attendance at the meeting, a measure of the amount of interest there is in extending the leases, and the Board has been very encouraged by the level of support apparent at that meeting and informally since. It was followed up by a letter this month delivered/sent to all leaseholders with an email to those whose email addresses we have. If anyone has not received it or would like copies of the papers sent out at the time of the AGM, please contact the Estate Manager, Anne Isaacs.

Leaseholders are asked to complete the short form included with the letter indicating their likely attitude to the proposals. It would be helpful if all **leaseholders** could give their response by the end of October. Responses can be posted in a new letterbox next to the House Manager's office in the basement, handed in at the porters' lodge or emailed to leaseextension@rivermeadcourt.co.uk. Your response will be non-binding at this stage and will simply be an expression of interest to enable the Board to plan.

The main points in Carol's letter were:

- We are still awaiting tax Counsel's Opinion on a couple of detailed taxation matters but, subject to a satisfactory resolution of these questions, we expect to make a general offer to all leaseholders to extend their leases in the third quarter of 2019.
- For the purposes of calculating the premium payable, each property will need to be valued at the time the offer is made.
- To make an informed judgement at this stage each of us needs to have a reasonable idea of how much our premium is likely to be. The prescribed basis for assessing the value is good, tenanted condition ignoring improvements such as modern kitchens or elaborate bathrooms. As things stand, with 86 years remaining, the premium would be approximately 1.5% of this assessed value. In round numbers, this results in a premium of £15,000 for a flat valued at £1 million and about £30,000 for a flat valued at £2 million. The majority of the properties will fall within this range, and a straightforward percentage of what you think your flat is worth will give a fair idea of the likely premium.
- RCL proposes to absorb the costs of the valuation in addition to its own legal and other costs.
- The letter of 1 October should be considered to give 12 month's advance notification of the intention to make an offer.

- Once the valuation has been carried out, it will remain valid for at least three months. Payment will be due on exchange of contracts.
- Those not extending their lease at the time of the offer may request an equivalent extension at any time thereafter, but may be expected to bear more of the valuation costs. In addition, the legislation provides for the premium percentage to rise by approximately 5% per annum as the term of the lease shortens. If the term falls below 80 years, the premium rises significantly.

The lease extension exercise will be carried out in parallel with the pipework renewal project and we do not expect to make any further calls on residents to pay for these works. Some residents have expressed a concern that this means the burden of the cost will fall unfairly only on those who choose to extend their lease. However, in the fullness of time, all flats will either extend, or revert to RCL at the end of the 86-year remaining term of the lease. In the meantime, provided a sufficient number of leaseholders extend on this proposed offer, RCL plans to meet the balance of the costs of the pipework from its reserves. These will be recouped as and when the remaining leases are extended or, ultimately, by taking possession of the flat in 86 years' time. If our plans come to fruition, one way or another, every flat will make a fair contribution – it will merely be a matter of timing.

Plumbing Update

Tim Soane updated the AGM on the pipework project. The pipes are well past their design life and are at increasing risk of failure. The present cost of maintaining a safe system is in excess of £100,000 a year. The essential continued programme of water-hygiene sampling, disinfection and remediation remains a significant cost and man-power burden which will only become lighter if residents remain vigilant in regularly flushing their hot water outlets, especially those which are used only infrequently. Regular (at least weekly) flushing will reduce costs by enabling sampling and testing to be less intensive than has been necessary over the past eighteen months and of course should reduce the risk to the individual's and the community's health. Sampling is a critical part of protecting us all. If therefore the porters (or Water Hygiene Management who do the work for us) seek your cooperation with taking samples, which incidentally they are entitled to do under our leases, please be as accommodating as you can.

Leaks and faults are repaired as they arise, but no major expenditure is planned until the pipework project can start. As mentioned above funding is dependent on the lease extension but the plan remains to offer:

- A 15-year transition
- Variable charges for heat used
- A single source per flat serving potable cold water, central heating and hot water from an HIU (Heat Interface Unit)

The new systems will overcome current hygiene issues, be in line with the current legislation and design best practice and minimise the burden on residents (because RCL will manage the infrastructure).

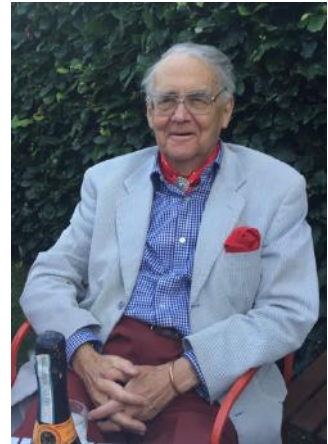
The next steps are:

- Informal consultation
- Formal ballot
- Application to First Tier Tribunal
- Lease amendments
- Install the infrastructure etc
- Connect HIUs as and when each flat is ready to do so

Taking into account the time to consult residents, to obtain the Tribunal's consent and to arrange and award the tender for contractors, any physical construction is unlikely to start before the second half of next year.

From the House Committee

We had an excellent summer party in late June and we do encourage you to come next year. Bring your own food and drink, chairs if you want them and stay for as long or as briefly as you like. This year it was good to be joined by Anne, Behane, Terry and Melinda.



Summer Party 2018



Communication

The Estate Manager

If you wish to see Anne Isaacs, the Estate Manager, to discuss an issue, she will try to be available in her office between 2 and 3.30pm, Monday to Friday. Alternatively, you can email her at info@rivermeadcourt.co.uk or leave a note in the red box outside her office door or at the Porters Lodge and she will get back to you.

The Porters

The telephone number for the Porters Lodge is +44(0) 20 7736 3993. They now also have a laptop and there is a dedicated email for them: porters@rivermeadcourt.co.uk. The Porters are on duty 24 hours a day and 7 days a week, they are your first point of contact if you have an emergency, a problem with your hot water or

heating, have leaks from above or a complaint about noise. They are key holders and can give residents access to the communal storage areas in the basement.

Website

Do remember to look at the Rivermead Court website: <http://www.rivermeadcourt.co.uk/>. There is a public area, which everyone can see, and a residents area, accessible only to those with the password. There is a single login for all residents. You will need the following credentials after clicking/tapping 'Sign-in' (after 'menu' on mobiles and possibly some tablets):

Username: resident (all lower case), Password: Ranelagh6gardens (note the '6' where 'G' would normally be).

There is a feedback section so if you have any views, comments or ideas, do let us know. We are happy to include any events that you think might be of interest to residents if you give the details to Anne Isaacs.

Residents' contact details

We are still working on residents' contact details and they will be sent to you individually to check for accuracy. Could we ask:

- If you or anyone of your friends or neighbours may need help in an emergency, please ensure that the porters have a note.
- Please would residents leave a set of keys with the porters or the name and contact details of a keyholder who will be available in an emergency. There are occasions that we need to enter someone's flat, for example if there is water coming from the flat above or someone can smell smoke, and we have no wish to have to break down anyone's front door.

Security

24 hour security cameras are in operation throughout the site. The entrance doors to each block are locked at midnight and access is via the key pad located on the wall to the right of the door. A four digit access code is required which can be obtained from the Porters. The code is different for each door.

The Pedestrian Gate by the East block requires a key to open it at all times. The Pedestrian Gate by the West block is locked at midnight and visitors or residents returning on foot should present themselves to Porters Lodge by the barrier.

GDPR

The EU *General Data Protection Regulation* (GDPR) came into force on 25 May 2018 under the *Data Protection Act 2018* after the publication of the last Newsletter. It grants individuals a range of new rights, giving them more control over how their data is used and organisations are subject to new responsibilities and obligations, including the need to demonstrate compliance.

Rivermead Court Ltd is committed to protecting and respecting the privacy of individuals and we take our obligations under data protection legislation seriously. The Privacy Policy is on the website and is available to any resident on request.

What are we doing to ensure compliance?

To ensure that we comply with GDPR we have reviewed the data we hold on individuals and that it is maintained securely.

- The data you voluntarily provide to Rivermead Court is for the purposes of internal communications and is not shared externally.
- The Board asks vulnerable residents to share sensitive personal information on their mobility or sight. This data is only sought with the explicit consent of the data subject and will only be used in the event of an emergency or an evacuation of the buildings.
- You may request to have your data removed at any time.
- We will ensure that the employees of Rivermead Court Ltd. are fully aware of the new obligations that GDPR will introduce, and ensure that there is accountability and shared responsibility for ensuring compliance, from Board level down.
- We have conducted a review of all personal data we hold, and have prepared a plan which outlines where this data is held, why we hold it and for how long.
- Rivermead Court Ltd has updated the existing subject access request processes to ensure that it is easier and quicker for data subjects to exercise their rights, and for Rivermead Court Ltd to respond efficiently to such requests in the statutory timescales.

What are the implications for our residents?

In supporting our residents to manage their risk-exposure and abide by the legislation, the Board have developed a number of measures including advice on data retention and deletion; stronger software access controls; and improved security requirements.

Noise

Flat leases generally contain a clause that the lessee will not cause any noise which causes a nuisance to other residents. In the case of the Rivermead Court flat leases, it is covered in the Fourth Schedule – Restrictions and Regulations – under clause 6:

The Lessee shall not make or cause or permit to be made any noise in the demised premises by any piano gramophone radio or television set or other mechanical or musical instrument vacuum cleaner singing or otherwise between the hours of 11 p.m. and 8 a.m. or at any time in such a manner as to cause annoyance or disturbance to any other lessee or occupier of any flat in the Building.

These are breaches which are easily quantifiable and can be documented with a specific time and date. The porters keep a log of all complaints and it would be a rare case that solicitors would become involved. This would only happen if the incidents were severe, consistent and frequent. They would then write to the leaseholder seeking an undertaking that there will be no further breaches or they could immediately issue a Section 146 Notice on the lessee. This is the formal notice issued by the landlord to a lessee stating that they are in breach of the terms of their lease and that if not remedied, the matter may lead to forfeiture of the lease. The Notice may also be served on the mortgage lender as their charge on the flat is potentially at risk. At this level of seriousness, it is usual that the lessee takes some remedial actions, such as terminating the tenancy if the tenants are responsible, or in some cases they may sell the flat if they find the regulations too restrictive on their lifestyle.

If noise disturbances continued, these would be reported back to the solicitors who could then make a County Court application for forfeiture of the lease.

Other noise disturbances which are more difficult to deal with tend to be more ordinary domestic problems where the landlord/managing agent/site staff has to intervene to try and deal with them on a more neighbourly, understanding basis. Examples of such problems are:

- Squeaking floorboards or loud foot falls;

- Loud television where resident has impaired hearing;
- Doors opening and closing during the night;
- Arguing/shouting within the flat.

In the above examples, we usually start with a visit to the resident to make them aware that they are causing noise problems which can be heard in surrounding flats. Residents can sometimes think that the floors and walls are of sufficient thickness that noise does not escape their flat.

Staff Spotlight



Jozsef Kozma

Job Title – Night Porter

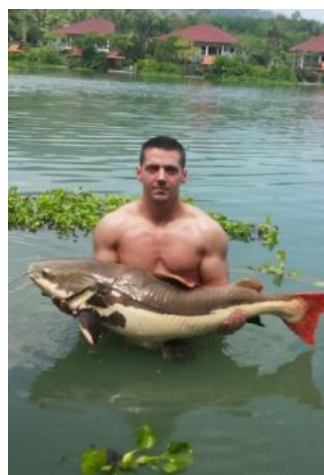
I am from the eastern region of Hungary and have been married for two years. From an early age I liked the idea of being in the army, when I was old enough I signed up and spent 4 years as a Military Police Officer where my third promotion took me to the rank of Corporal. My brother came to England in 2009 and convinced me to join him, I came to England in 2012.

After a few months of searching for a job I joined Claibon Temp Agency who placed me here at Rivermead Court. On the 13th August 2013 I was delighted to be employed directly by Rivermead Court. Whilst working here in my spare time embarked on extra studies and achieved my Level-3 Personal Trainer and Fitness Instructor Diploma. Soon after completing my studies I was able to start working as a personal trainer which I do on my days off.

My hobbies are art oil painting (see samples below) and fishing – the biggest fish that I have caught was in Thailand a 50kg Siamese Carp (see below). I also enjoyed watching and playing American Football.



My favourite painting so far



Sometime in the future I would like to open a gym in Thailand with my wife and start a new business, but for now my heart is here at Rivermead Court.

From the Garden Committee



As forecast in my item for the Spring Newsletter, our window boxes have presented a very fine showing all Summer and, as I write, continue to provide us with colour. As the fine Autumn weather passes into Winter the boxes will be planted with cyclamen which should flower in the Winter and will be inter-planted with bulbs to produce a colourful Spring showing.

Some of the unsightly rubbish by the compost heaps has been removed and we are awaiting plans for a new fence to be erected in that corner of the garden. Another work in progress will be the replacement of some of the paving slabs in the River Walk. Several new small trees have been planted during the Summer. Mollie Rowson kindly donated a *Cornus Contraversa*, popularly known as the wedding-cake tree, because of its distinctive, horizontal, tiered habit. It can be found on the corner of the East Block facing Hurlingham.

In June, a tree, donated by Hester Gabbutt, Carol Blanks' sister, was planted in the small strip of garden in front of the South facing side of the West Wing. The Chairman had – very appropriately - suggested that it should be a plum tree as the always cheerful Carol was universally known as 'Plum'. In a small ceremony one Saturday morning, the tree was planted by David Tatham who had served as the Chairman of the Fulham Society when Plum had been its Membership Secretary. Some friends of theirs, Keith Whitehouse, Vanessa Lowndes (Flat 109) and Lynette Attwood were there.



The scorching heat of the Summer had several beneficial effects – less time having to be spent by Vinny on mowing, more sun-worshippers to be seen on the lawns, and an increase in the number of al fresco diners. There have not been too many plants lost to the drought but it is planned to buy a trickle hose early next year. Less beneficial has been the drastic scorching of the grass, especially to the lawn immediately in front of the East Block. We trust that with remedial treatment in the next few months it will recover.



Regular visitors to the garden may have noticed an addition in that lawn – a sundial. The dial itself and its base have been very kindly donated by Marguerite Griffiths and Sue Riley and, despite our having appropriate setting instructions, I regret that it does not tell the correct time so don't set you watches by it!

This year there were no damsons on the tree in the bed by the river, and only a minimum showing of grapes on the vine in the Secret Garden. As usual the figs in the Secret Garden figs failed to grow in size or ripen. It is proving very difficult to cultivate sufficient parsley, but there are other herbs that are available for cooks – and you are welcome to pick. However, plans are afoot for a complete overhaul of the Secret Garden. And talking of which, may I again make a plea for anyone using the Secret Garden for a meal or a drink to remove their rubbish. We tried removing the unsightly black plastic dustbin but the problem continues.

We love your children playing in the garden but not on the flower beds and they should not pick the flowers. We would also ask you to remember there are others using the garden and keep noise to a minimum.

And smokers, please do NOT leave your cigarette stubs in the garden.

David Tatham, Chairman, Garden Committee

From the Estates Committee

Broadband

The good news is that Broadband seems to be back on the agenda.

The Board recognises that a residential complex of RMC's standing should provide residents with top quality Wi-Fi services. A small group of residents is therefore reviewing the options provided by three different fibre optic networks. More detailed investigations and negotiations with the companies will be needed before a decision can be made to contract with any of them.

All three companies contacted are prepared, at their expense, to bring a fibre optic network direct to RMC and to undertake the installation of a network to bring ultra-high speed broadband to each flat. Neither Rivermead Court Limited nor flat owners will be required to provide any funding for the project. The companies will maintain the network and provide support services at no cost to RCL. The broadband speeds offered by all three companies range from 30Mbps to 1Gbs giving residents a wide choice to suit their individual needs. To put this in context, download speeds at RMC are typically in the 7-12Mbps range. Some experience a good deal lower speeds. The charges of all three fibre providers on a broadband-only basis are broadly similar and the installation of the infrastructure does not need scaffolding.

We do have to remember, however, that the broadband speed the provider undertakes to deliver will be the speed measured directly adjacent to the router. This does not mean that the same speed will be experienced throughout the flat. RMC's solid construction, the L-shape of many flats and interference from the Wi-Fi signals of adjacent flats will all combine to reduce the speed actually experienced in the further reaches of a flat.

We would also probably be looking to integrate the broadband with district energy networks such as the HIU project and this needs to be investigated further.

Garages

A list has recently been circulated showing the new charges that will be introduced in January. All Centre Block garages are to be charged at approximately the same rate per square metre; the West Block garages will be charged a slightly lower rate per metre, due to the more distant location. The objective is to make sure that all residents pay the same for an equivalent space.



River Walk

It has been agreed that the existing slabs should be lifted and levelled from the willow tree through to the steps leading into the secret garden but with a very slight fall, allowing rainwater to drain to a shingle edge.

Potting Shed, Secret Garden

A meeting of the Estates Committee and Garden Committee have recommended the appointment of an architect to totally redesign the Secret Garden area. There are mixed views as to the destiny of the Potting Shed and it was felt that the architect should make the final decision, in conjunction with his overall design. *(Photo: Marguerite Griffiths)*

Estate Manager's report

A Cold Towel Rail?

Towel rails connected to the communal system should be hot all year round in Rivermead Court. If they are cold, it means the system is not circulating the treated hot water which keeps the system safe. If you have a cold towel rail, therefore, please let Anne Isaacs or the porters know and they will arrange to have it adjusted.

Emergency Lighting

The work on the emergency lighting is due to be completed by 15th February. Decoration of entrance 67–98 will be done at the same time. Whilst the emergency lighting is being installed the contractors have asked for the door mats to be removed as they need to put down protective sheeting.

Bike Stores

Bike stores W1, W2 and W3 in the West block have been painted. Unused, old bikes have been removed and will be stored for one year as there may be residents who are away.

Moths

The communal basement stores have been moth smoke bombed and various moth stickers have been installed. Please ensure your own storage rooms are moth free.

Lifts

There is an ongoing review of the performance of the lift company, their response times and the availability of spare parts. The Board will review the findings and will make a decision on either continuing or retendering the contract.

Black mats

Replacement matting is being trialled for all entrances.

Residents Contact List

If anyone has not returned their slips, could they please do so as soon as possible. There is a red box outside my office door, or it can be left with the Porters. Should you wish to scan and return this information by email that too will be fine, please send to info@rivermeadcourt.co.uk.

River Walk

Work to repair the Yorkstone along the Riverwalk is planned to take place in early January 2019. I would like to apologise in advance as there will be times when access will be restricted.

Garages & stores

There are 7 garages available in the west block and 3 small stores in the East Block. We also have some new small cages at £200 pa.

Garages

Residents who rent garages and spaces will receive their 2019 renewal form at the end of October and I would like to have them back by Monday 3 December 2018. This gives me time to ensure that all permits have been issued by Thursday 20 December 2018. Permits issued in 2019 should only be for new rentals or change of vehicles. Please help me, help you and work within these time parameters.

Finally, whilst we are talking about parking just to remind you all about two points, if you have a garage can you please ensure that your car is parked in the garage and not in the free spaces, as per the agreement. For those parking in the bays along the buildings, please do not reverse, park with the front end of the car facing the building. By reversing fumes come through open windows.

Local News

Are you interested in having fresh out of the oven bread delivered to your door?

Frances Pollitzer (flat 173) has been talking to an excellent, award-winning independent bakery about bringing a weekly delivery of fresh bread to Rivermead Court. She would like to know if there is any interest from other residents. The idea is that she would take advance orders, collect from the baker and either deliver to you or you collect from her at a set time each week.



If you would be interested to know more, contact Frances by leaving a note at flat 173 or emailing wrinklybread@gmail.com

Changes to local bus routes

Transport for London is asking residents for their views on planned changes to a number of bus routes, including the 11, 14 and 22 all running through Fulham.

These include a new route, the 311 between Fulham Broadway and Oxford Circus via King's Road and Victoria station. Route 11 will no longer run between Fulham Town Hall and Victoria station. Apparently, it is a long route that runs across the central area, so is susceptible to variable traffic conditions, causing it to be unreliable.

It is intended to remove Bus 14 from its present West-End terminus by Warren Street (losing the run up Tottenham Court Road with proximity to University College Hospital and Euston Square and return along Gower Street) and replace it with a terminus in Russell Square (convenient for visits to the British Museum). The start on Putney Heath remains unchanged. Changes proposed to route 22 mean it will no longer run between Green Park and Oxford Circus and instead will extend from Green Park to Piccadilly Circus.

Other routes serving Fulham - the 414, 211, 424 and 295 - remain unchanged.

For full details, and to express your views, visit <http://tfl.gov.uk/central-london-bus-consultation>. The consultation will run until 9 November 2018 and if the proposals are agreed, the changes will be introduced in spring 2019.

Heliport noise

Hammersmith & Fulham Council is joining with neighbouring boroughs Wandsworth and Kensington and Chelsea, to call on the heliport to do more to help residents affected by helicopter noise. They are lobbying the Mayor of London for stricter regulations on noise and volume of flights.

This follows a study, carried out by acoustics experts from London South Bank University, that found that Fulham residents living close to the Thames regularly suffer noise disturbance that exceeds World Health Organisation (WHO) recommended limits. The study took place over a five-month period last year, monitoring noise levels from two points in H&F - one on the riverside and one further away - and one riverside location in each of the other two boroughs.

(South Bank University: *Heliport subjective survey report; Heliport noise monitoring report*, 26 June 2018)

Bridge Players

A letter from Giorgina Soane about the next match against Hurlingham

Dear Bridge Friends

Our match next year is in the afternoon of THURSDAY 28 MARCH as I have previously notified

At the beginning of January I will be inviting you to sign up your partner and indicate to me your willingness to play as a pair. (I know some of you have already done so.) On the basis of replies, I will get together our provisional team. Those numbers will enable me to work out the arrangements and likely cost per head with Hurlingham.

In February/early March, I will check with you again and then confirm our team and the organisational details.

As always,

*- if you don't have a partner, let me know and I will do my best to find you someone lovely to play with; and
- the more the merrier, so if you know of any new arrivals to Rivermead Court, or any new bridge players over last year, do please forward this email to them.*

One last thing.

After next year's match, I think it will be high time for me to hand over the baton. It will have been four years; and under a new convenor, Rivermead will probably get back to its winning ways and take the trophy! Please do let me know if you would be willing and happy to take on the Rivermead Bridge Team convenor role.

Kindest regards as always

Giorgina

Local Events

Adidas City run through Fulham, 18 November

The inaugural Adidas City Run through closed streets across Fulham, postponed last March due to bad weather, has been rescheduled for Sunday, 18 November.

The event, which is now part of a series of City Runs including events in Clapham and Shoreditch, will follow the same 10 km route as before, beginning and ending at Eel Brook Common and taking in New Kings, Munster, Dawes, Harwood and Fulham Roads as well as Parsons Green Lane and a loop around Chelsea Football Club's Stamford Bridge. The "mass participation" run, which is supporting Great Ormond Street Hospital, is provisionally scheduled to begin at 9.30am and end at 1pm, with the Event Village on Eel Brook Common open from 7.45am. You can see full details of the proposed road closures here:

<https://www.adidascityruns.com/wp/wp-content/uploads/2018/03/Roads-Affected.pdf>

The Society of Fulham Artists & Potters

SoFAP has two selling exhibitions a year of work by member artists (2D and 3D) at the Fulham Library, 598 Fulham Road, SW6 5NX for six days. The next exhibition will be 12 – 18 November.

Fulham Opera - Don Carlo

A new production of Verdi's opera Don Carlo. Musically directed and with a new score by Ben Woodward. St John's Church, North End Road Fulham, SW6 1PB on 6, 9, 11, 13, 16, 18 November 2018, starting at 7.00pm. Two fabulous casts, performing alternately. For more information and tickets: 020 7385 7634, www.fulhamopera.co.uk

Fulham Camerata Choir – Lux Aeterna, 17 November

An Armistice 100th anniversary performance with songs from five nations. Holy Cross Church, Ashington Road, Fulham SW6 3QA on Saturday 17 November at 7.30pm. Tickets on the door or from www.fulhamcamerata.com.

Music by the Bridge at All Saints Church, Putney Bridge, 23 November

Kan & Yukari Tomita playing the carnival of the Animals and other favorites for all the family. Younger members particularly welcome. Performances 7.15 - 8.00pm. Doors and bar open at 6.45pm wine and soft drinks available. Free entry. Retiring collection for music at All Saints, Fulham.

Hurlingham Guy Fawkes Celebration, the Hurlingham Club, 3 November

Recorded and live music 6:30 - 10:00 pm and fireworks from approximately 7:30 to 8:00.

Rowing



<http://www.pla.co.uk/Events/Annual-Events-Calendar>

2018

Sun 4 Nov	Veteran Fours Head	Mortlake to Ranelagh Sailing Club, Putney	13.00
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2019

Fri 15 Mar	Schools' Head of the River Race	Kew to Fulham Railway Bridge	11:30
Sat 16 Mar	Women's Head of the River Race	Kew to Fulham Railway Bridge	10:30
Sat 30 Mar	Head of the River Race	Kew to Fulham Railway Bridge	10:15
Sun 31 Mar	Vesta Veterans Head of the River Race	Kew to Fulham Railway Bridge	12:30
Sun 7 Apr	Oxbridge Watermen's Challenge	Putney Bridge to Chiswick Bridge	TBC

Football

<http://www.fulhamfc.com/>

<https://www.chelseafc.com/en/news/2018/6/14/premier-league-fixture-announcement>



Fulham Home Matches:

Saturday 27 October; Saturday 24 November; Tuesday 4 (19.45), Saturday 15, Wednesday 26 and Saturday 29 December; Sunday 20 (16.00) and Tuesday 29 (19.45) January; Saturday 9 February; Saturday 2, 16 and 30 March; Saturday 13 and 27 April; Sunday 12 May.

Chelsea Home Matches:

Sunday 4 (16.00) and Saturday 10 November; Saturday 1, 8 and 22 December; Tuesday 1 and Saturday 12 January; Saturday 2 and 23, Wednesday 27 February; Saturday 9 March; Saturday 6 and 20 April; Saturday 4 May.

Contact details

If you have a problem and need to contact someone, please first contact the Porters Lodge on 020 7736 3993. The Estate Manager, Anne Isaacs, can be contacted on tel 07852 518 345 or at email info@rivermeadcourt.co.uk.

If you wish to contact a board member, please leave a note at the Porters Lodge.

Board of Directors	Staff Complement
<p>Thomas Hackett (Chairman) Carol Ferguson (Finance) Fiona Fowler (Company Secretary; House Committee; Communications) Peter Green (Estates Committee; Pipework Committee) Tim Halford (Estates Committee; Basements) Deborah Richards (House Committee; Health and Safety) Tim Soane (Pipework Committee) Michael Stevens (Pipework Committee) Bernard Weatherill (Legal)</p>	<p>Estate Manager – Anne Isaacs Deputy House Managers – Berhane Dejenie Terry Fowler Porters – Keith Moody, Nicholas Odei, Rony Pereira, Abel Abebe, Jozsef Kozma, Dylan Fowler Cleaners – Jaime Villapa, Malinda Fowler, Roy Moody, Robert Baxter Contract Gardener – James Sheen Ltd</p>

