

RIVERMEAD COURT

NEWSLETTER



AUTUMN 2019

Carols and mulled wine in front of the Centre Block, Thursday 19 December at 6pm. See page 9 for details.

Contributions to the Newsletter

We would welcome contributions to the Newsletter and in particular any good photographs for the front cover. Please send to Fiona Fowler, flat 69, fionafowler31@gmail.com.

From the Chairman

The months since the Spring 2019 Newsletter have seen further work by Board members on the two principal future concerns, the heating/pipework project and the lease extension which were covered in the Annual General Meeting and are up-dated in this Newsletter by Tim Soane and by Carol Ferguson, who are leading the work on the two subjects in close coordination with one other.

Very sadly these past months have also seen the deaths in the Rivermead Court community of two former chairmen who did so much to make it a comfortable and secure place that we cherish and who set some of the goals the Board seeks to match. David Tatham was our chairman from 2008 until 2016 and built on the work by Louis Manson who was chairman from 1988. They will be much missed for their guidance and institutional memory.

Three smaller estate improvement projects have been completed. The former House Manager's flat has been completely renovated and is now rented out. The emergency lighting project which initially generated more heat than light has been finished (aside from one minor element) and seems to be well-accepted. Finally, as described here by Tim Soane, the high-speed broad-band cabling of the entire estate has been speedily completed with relatively little disturbance. The Board would like to thank our fellow-resident, Peter Wentzel, for his excellent work in identifying Community Fibre as the provider with the profile best-suited to Rivermead Court, for negotiating the agreement and supervising its implementation. About three dozen flats have been signed up in the month since the network was completed.

Tenders have been received for the proposed renovation of the Secret Garden. However, the candidates' prices – which are still subject to further analysis and negotiation – are considerably higher than the amounts the Board had provisionally set aside. Consequently, at a time of uncertainty regarding the costs of the pipework project and the proceeds of the lease extension, it may be prudent to defer the work until these factors are more clearly defined.

Whatever the personal views of its members, the Board is a wholly apolitical body; nonetheless it has to be alert to the political environment within which we all live and it operates. Accordingly, mindful of warnings of interruptions in the availability of components and essential supplies over the coming weeks, the Board has instructed Anne Isaacs to order in advance those components and products for the lifts and heating/water systems which need to be regularly renewed. One cannot be certain that the items purchased will correspond with those that might fail or be in short supply but we have tried to identify non-perishable components and those which over time will in any case be needed.

Tom Hackett

Plumbing Update

A few updates since the last newsletter, some of which I mentioned at the AGM:



- **Hygiene:** The communal measures to keep our water safe are working well and the incidence of dangerous samples has been falling lately due to residents' diligence with flushing and descaling. Thank you all for your important support here.
- **New system design:** Ramboll, our design consultants, are in the middle of their "RIBA Stage 3A" design work. In a few weeks, this will produce an outline design of the new system including schematics which we can put to a quantity surveyor to give us a more accurate estimate of costs. We will need that more accurate estimate to go to the First Tier Tribunal.
- **Lease changes:** Bishop & Sewell, our lawyers, have given us draft lease changes and we are in the process of refining these to achieve what we described in the consultation document from January. This, as you can imagine, is not straightforward but I am confident that the end is in sight.
- **Plant maintenance:** Thank you all for your forbearance as we maintain the existing systems. I appreciate that being without water from time to time is a real inconvenience. Please rest assured, every occasion we switch off the supply is absolutely necessary and we always do our very best to minimise the disruption and give good notice.

Tim Soane, Pipework Committee

The Lease Extension

It remains our intention to offer lease extensions as outlined in various communications with leaseholders. The plan is unchanged, in that we wish to match income with expenditure. We therefore aim to time the offer to coincide with our need for money to finance the pipework. As outlined at the AGM, the surveyor will value all the properties fairly based on the 'unimproved' value. The premiums will be based on these valuations, calculated according to the formulae used by the surveying profession. As time passes, the percentage used to calculate the premium rises, however, property prices have fallen somewhat which would offset increases due to the time factor. On balance, therefore, we see no reason to change the estimated range of premiums given at the AGM.

Carol Ferguson, Finance Committee

A Visit to the Roof

At the beginning of September Anne Isaacs and Mike Cave, Chairman of the Estates Committee, climbed the scaffolding on both the east and west elevations of the East Wing to see what Beckford Contractors have been doing for the past months. They were amazed at the amount of work being done, particularly on the roof on the East elevation.

The work on the east elevation of the East Block includes stripping of the complete roof slopes, removing the old underfelt, preparing the roof timbers and re-felting with a modern, breathable underfelt and then reinstating the slates. The west elevation roofs are being patch repaired only, as these roof slopes were stripped and relaid in 2011. A number of the existing slates require renewal where they have cracked or are defective and the contractor has had to search reclamation and roofing supplies firms for available large-sized slates to match.



The photograph, right, shows the partially stripped east roof slope, showing the peeled back green temporary sheeting for the roof. Note the large slates sizes on the lower sections, reducing in size up the roof. At roof level, extensive work has been required to the chimneys, where brickwork had cracked and bedding mortar around pots required repair.



In addition, the work includes stripping and renewal of the old copper sheet to the sides and heads of the dormer windows, joinery repairs to windows using resin and new timbers, brick repointing and crack repairs, tidying of cables and cable ducts, and full redecoration. (see before and



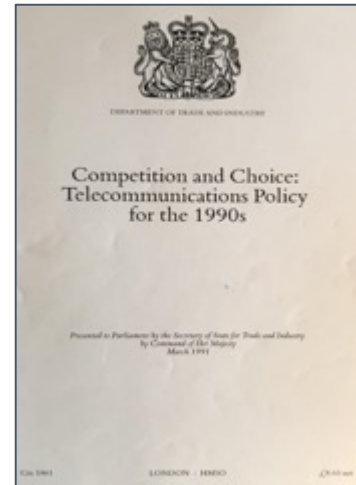
after photographs).

The contractor is endeavouring to complete the work at roof level on the east roof slopes as soon as possible but some bad weather and difficulties with the supply of large-sized slates have held them up. They have engaged an additional team of roofers to work alongside their existing team to accelerate the roofing work. The repair and redecoration work items at ground level up to sixth floor level are complete and have been snagged for final touching-in and finishing items and, as soon as the roofing items are completed and signed off, the remaining sections of scaffold on the east elevation can be taken down.



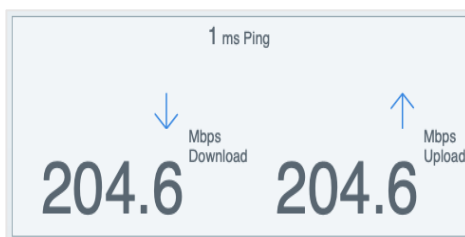
Broadband arrives in Rivermead Court

The recent installation of ‘fibre to the threshold’ by Community Fibre has reminded me that, more years ago than I care to remember, I was leading the team in Government that (a) opened the UK telecommunications market to new competitors, like Community Fibre; and (b) required BT (as it was then, now Openreach) to share its duct infrastructure with other telcos. I recall that BT fought us tooth and nail, even bringing over from the US a renowned economist to argue that the ‘final drop’ (the wires from the exchange to each premises) was a natural monopoly and, if we introduced competition, prices would rise. We did our own economic modelling that showed the opposite and the Government (my Secretary of State at the time was Peter Lilley) stood firm. In the event, innovation raced ahead. We fell in love with texting, video and music streaming, mobile, etc. Prices fell. Consumers had the choice of many suppliers.



White Paper 1991

With that background, I was dismayed to discover when we moved to Rivermead Court six years ago that here the best ‘broadband’ speed I could achieve was about 5 Mbps download and 0.25 Mbps upload. And this after multiple engineer visits and hours on the phone with the help-desk. It turned out that, back in the 30s, the then Post Office installed the top of the range system to Rivermead Court with wires connecting each flat all the way back to the exchange in Peterborough Road half a mile away. This precluded Openreach offering even ‘fibre to the cabinet’ which would have meant speeds of about 60 Mbps.



My speeds

Rivermead Court has now come fully up to date in a single bound with the deal it struck with Community Fibre. They have wired all flats with ‘fibre to the threshold’, the best solution currently available. So now we can all have broadband speeds of 1,000 Mbps (1 Gigabit per second) if we need it. I have signed up for the 200 Mbps service. It works really well for me because I move a lot of large files around. For most purposes, the 40 Mbps service will be fully adequate. The Community Fibre engineers were quick and efficient and a few weeks in, I am delighted with the service.

A pleasing final footnote is that the second bit of my policy work also came into play, because Community Fibre are using Openreach ducts to bring their fibre from their exchange to Rivermead Court.

Tim Soane

The Summer Party



Monday 8 July



Louis Manson and David Tatham

Louis and David were both Chairmen of Rivermead Court Ltd and both have recently died.

Louis Manson became chairman in 1986 and was chairman for the next 20 years. He had met Jan Holden in 1979 and they moved to Rivermead Court about 1980.

The war was ending when Louis joined the army and he was sent to the Black Watch (he qualified by being born in Dundee). The regiment was posted to Peshawar in the North West Frontier Province to police Partition. After demobilisation and Cambridge, he joined Manches, a firm of solicitors, later moving to work for Cope Allman and ending his career there as managing director. He was a successful businessman, he liked organisation and detail, solving problems. Useful skills, too, when he became chairman of Rivermead Court. Jan was beautiful, delightful and charmed everyone; she had been a successful actress of light comedies and appeared in a number of television programmes in the 1950s, 1960s.


Louis worked tirelessly for Rivermead Court. His major achievement was, acting with the Hurlingham Club, to prevent the river walk going through the grounds and insisting that it should go around Hurlingham Court, Rivermead Court and the Hurlingham Club, not through their grounds as the Council threatened. The lifts were renewed during his time out of reserves and he supported efforts to improve the parking problems.

He married after the war Pamela Manson, his teenage sweetheart, and with whom he had 2 sons and 2 daughters. She became quite a well known character actress after their divorce in the late 1960s. In 1970 he married Gillian and they had two sons. After Jan died of cancer in 2006, his companion has been Anne Robson although they have always kept own homes.

David Tatham died suddenly on 4 July, following complications after cardiac surgery. He succeeded Louis as Chairman of Rivermead Court in 2007 and stayed until 2016. At the same time he was also Chairman of the Fulham Society from 2009 to 2015 so it was a very busy time. David was the gentle, smiling, reliable friend who was always there to give sensible suggestions and advice and was willing to share his knowledge, skills and expertise.

David spent all his professional career working in the pharmaceutical and chemical industry. He was a trade mark attorney and a qualified company secretary who helped shape the development of trade mark policy. In his retirement, he became an arbitrator in domain name disputes and in 1994 he was awarded the OBE by the Queen for services to industry.

He had a very supportive and loving marriage to Jen and, with their two children, they spent the greater part of their married life in Fulham, first in Ryecroft Street where they were reputed to have the largest garden in Fulham and latterly in Rivermead Court. He managed to maintain his interest in gardening by chairing the Garden Committee and could be seen regularly walking round the gardens in discussion with Jen or the Rivermead gardener.



Rivermead Court
 Invites you to Christmas Carols
 Outside the Middle Block
 On
 Thursday 19 December at 6.00pm
 Mulled Wine, Sausages, Squash and Mince Pies
 Conducted by Alexander Tatham in memory of
 his Father, David
 There will be a collection for Trinity Hospice
 NB: If the weather is bad, we will have to cancel

Basement Storage

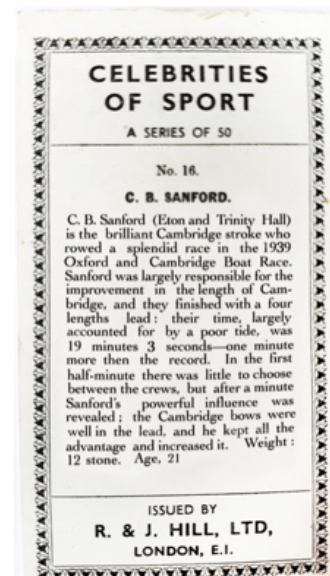
The new charges for residents' basement stores will be introduced in July 2020. In the past, some of the charges have been rather haphazard but now everyone will pay the same amount per square foot. This is not a money raising operation, merely a fairness one and the total amount raised from store rooms will remain the same: half the residents will pay the same as now, a few will pay more, some less.

There are 9 Communal stores in the East Block and 7 in the West Block. They contain all the items that you would expect when someone moves house and does not know what to do with "stuff" they do not want to get rid of including a lot of items that are not labelled but have clearly been in store for many years. Please can we ask residents to label clearly all their items. Items not labelled by 1st March 2020 will be removed.

Bevis Sandford

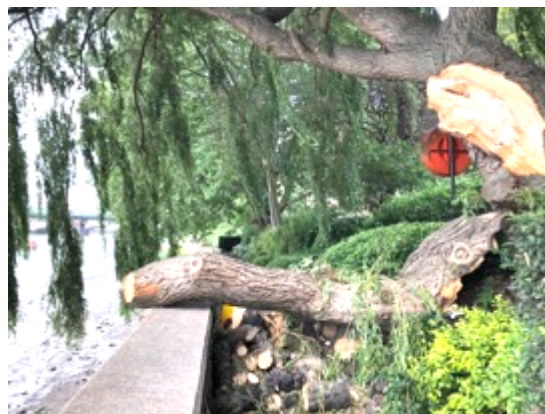
Bevis lived in Rivermead Court for many years. He died last April aged 101 and this cigarette card was found amongst his papers.

Bevis Sanford went to Trinity Hall in 1936 and was a keen oarsman, stroking the winning boat in the 1939 Boat Race and in the unofficial 1940 race.



From the Garden Committee

The main garden drama this summer was when, on the night of July 4th, a very large branch sheared off the willow tree on the bank of the Thames, struck the river wall, luckily without damaging it, and fell to the ground. On inspection, it became clear that the tree was in a dangerous condition and contractors had to be called in to inspect and clear up the damage the next day. We were anxious to save the willow as it is thought to be about 150 years old and immediately took advice: for a tree with a preservation order on it, permission has to be granted by the Local Authority for any remedial work. Happily, once that permission was obtained, the tree surgeons were able to move in and deal with it. You will see that it has been much reduced in size, but we are told that with care it will now last another fifty years.



This prompted the Garden Committee, on the advice of Faradays, to commission a detailed report on all the trees in the garden and we now have a plan for the next few years which will mean that each tree will be dealt with as it becomes necessary and which will, we hope, prevent any such falling branches in future.

During the summer, we were working towards the renovation of the Secret Garden. We engaged a garden designer who came up with an excellent plan, but unfortunately, when the estimates came in, the idea proved to be too ambitious. We are looking at this again and hope to find a solution which will make the Secret Garden as welcoming and charming as we feel it ought to be.

Over the next few months, the garden will be cleared and cut back and spring planting will be done. We are hoping to improve the borders for next summer and to lay the groundwork for that during October and November.

Catherine Nunneley, Garden Committee



Staff Spotlight



Malinda (Linda) Fowler

Job Title – Housekeeper

I was born in St Helena, a small island in the South Atlantic. I grew up on a farm, milking cows before I started school in the morning and picking vegetables after I had finished school in the evening.

I left school when I was 15 and worked full-time with my father on the farm. When I was 21 I was offered a job as a sous chef and after 2 years I became head chef on the sister island of St Helena – Ascension Island. I did this for 8 years and during that time I met and married Terry. In March 2019, we celebrated our 30th wedding anniversary.

In 1994 we decided to come to England where we worked for 3 years as a housekeeper and handyman couple in the countryside. We then moved to London and rented a flat in Wimbledon where I worked as a nanny. One of my nanny jobs was looking after triplets which was challenging.

In 1998 I had my first child Dylan, then 2 years later Darius arrived. In 2000 when the children started school full-time, we moved to Rivermead Court. I started to work here as a cleaner full-time 13 years ago and since then I have been involved in every aspect of Rivermead Court which I have enjoyed immensely.

From Anne Isaacs, the Estate Manager

Lifts. We have had real challenges with one of our lifts caused, it is thought, by residents holding the doors open with shopping bags etc. If the door is held back for an excessive amount of time, the lift will break down. Each breakdown is recorded in the module located in the roof. I would urge residents to be mindful when using the lifts as breakdowns cause major problems for those on upper floors or have problems walking.

Moths. We have a serious case of moth infestation. This year the services provided by Rentokil were upgraded to intensify the treatment regime. Communal stores were smoke bombed regularly as well as the halls and landings. However, to my dismay the pest control company reported that on one occasion 30 moth traps had been removed that month. We all need to work together to help minimise and, if we can, eradicate these pests.

Bridge Players

The Annual Bridge Match: Rivermead Court v. Hurlingham

Our next Annual Bridge Match against the Hurlingham Club is on Thursday 19th March 2020. Our plan is to have 16 pairs in each team. We have also agreed with Hurlingham to play Chicago. The attractions are that we will play with more people and all the games should finish at more or less the same time.

We have the contact details of most of those who have played in this match in recent years. If there is anyone who has not previously played in this match and would like to do so or has changed their contact details please let me know (gavintrechman@gmail.com). We intend to send out the invitations in early January 2020.

Angela and Gavin Trechman

The Rivermead Court Ltd AGM was held on 3 June 2019

- The accounts for 2018 were approved.
- Thomas Hackett and Bernard Weatherill were re-elected to serve another three years as Directors.
- Michael Cave was elected a Director.
- Wellden Turnbull Ltd were reappointed as auditors.
- The Accounts, including the Chairman's speech are on the RCL website. Log in details are available from Anne Isaacs if you have forgotten them

Michael Cave

Mike Cave was elected a director of Rivermead court Ltd at the AGM in June and will chair the Estates Committee. Asked to write a few words about himself, he says:

My wife, Celeste, and I were both born in South Africa but moved to live in the UK in 1978. We started our London life in Putney, then moved to Windsor Great Park and returned to London and Rivermead Court at the end of 2014. I am by training a Chemical Engineer and had an extensive international career in the oil/petrochemical industry with Shell where my last few years were involved with procurement. I have been on the Estates Committee for some time and with the departure of Tim Halford to the south coast of England, I was appointed chairman of the Estates Committee in June 2019. We have children and grandchildren living close-by and when freed from babysitting duties, I am keen to play golf and bridge. The challenge facing the Estates Committee is to maintain the high standards of the infrastructure on the Estate while ensuring we are getting value for money.

Congratulations

Congratulations to Anne Isaacs for raising money to help three charities by jumping out of a plane at 10,000 feet. She exceeded her target and is dividing the money raised between:

- The Sickle Cell Society
- Lupus UK
- IOSH Benevolent Fund



Local Events

Fulham Palace: Hieronymus Quartet recital

Monday 4 November at 19:30 - 21:30.

The Friends of Fulham Palace announce that the Hieronymus Quartet will provide an evening of musical pleasure featuring Mozart's Quartet No. 16 in E flat major, Britten's 3 Divertimenti, Wolf's Italian Serenade and finishing with Shostakovich's Quartet No 14 in F sharp minor.

Tickets Friends £22.50, Standard £25

Music by the Bridge at All Saints Church. Putney Bridge

Performances 7.15 - 8.00pm, free. Doors and bar open at 6.45pm wine and soft drinks available.

<https://www.allsaints-fulham.org.uk/2019musicbythebridgeseason.htm>

Oct 18. Dawn of the Baroque – Music for Unsettled Times, music from the 17th century.

Nov 22. English Strings Masterpieces including works by three of English composers of the 20th century: Malcolm Arnold, Gustav Holst and William Walton.

Fulham Camerata Autumn Concert

16 November 2019 at Holy Cross Church, Fulham, SW6 3QA

Opening with a selection of Henry Purcell's finest anthems from the 17th century, the concert moves on to John Rutter's contemporary Requiem in seven movements.

Tickets available on the door or from <https://www.tickettailor.com/events/fulhamcamerata/>

Carols in the courtyard at Fulham Palace

Sunday 1 December at 15:30 - 16:00, 16:30 - 17:00, free

Mulled wine, hot chocolate, mince pies and gingerbread men on sale – & Father Christmas.

Rowing

See a full list at: <http://www.pla.co.uk/Events/Annual-Events-Calendar>

Some races that may be seen from or near Rivermead Court:

Sat 7 Mar 2020	Women's Head of the River Race
Wed 18 Mar 2020	Schools' Head of the River Race
Sat 21 Mar 2020	Head of the River Race
Sun 22 Mar 2020	Vesta Veterans Head of the River Race
Sun 29 Mar 2020	Oxbridge Watermen's Challenge
Sun 29 Mar 2020	University Boat Race
Sun 19 Apr 2020	Royal Tudor Pull



Football 'At Home' matches



Fulham

October 23. November 2, 22, 26. December 7, 21, 29. January 1, 18. February 1, 15, 25, 29.
<https://www.google.com/search?q=fulham+fc+fixtures&oq=fulham+FC&aqs=chrome.1.0l6.5978j0j9&sourceid=chrome&ie=UTF-8>

Chelsea

October 9, 30. November 5, 9, 30. December 4, 10, 14, 26. January 11, 22. February 8, 22.
<https://www.google.com/search?q=chelsea+fc+fixtures&oq=chelsea+Fc+fixtures&aqs=chrome.0.69i59j69i60j0l4.5230j0j9&sourceid=chrome&ie=UTF-8>

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) Mike Cave (Estates Committee; Basements) Carol Ferguson (Finance Committee) Fiona Fowler (Company Secretary; House Committee; Communications) Peter Green (Estates Committee; Pipework Committee) 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, Dylan Fowler, Ferenc Bartha Cleaners – Jaime Villapa, Malinda Fowler, Roy Moody, Robert Baxter Contract Gardener – James Sheen Ltd</p>

