

RIVERMEAD COURT

NEWSLETTER



Photograph: D. Tatham

SPRING 2018

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From the Chairman

Since the last Rivermead Newsletter in November, we have bidden a fond farewell to Jack Tofield after his two decades of working for the Rivermead Community and have now had the pleasure of welcoming Anne Isaacs, his successor. Your Board believes that, in the first three months of her time here, Anne has fitted in very well. She has thrown herself into understanding Rivermead Court and its idiosyncrasies, building her relationships with her team and our suppliers and contractors and responding to residents' needs. With guidance from the Board, she is setting about tackling the many legacy issues she has inherited.

The meeting on 13th March on parking (see also separate item) was helpful both for residents and for Board members; it underlined for the Board the overriding importance of prior consultation. Anne will be working with her team on monitoring parking and any consequential issues over the next few months to help determine if any changes or adjustments are required

The Board, with the support of well-qualified residents who are also giving their time and experience on your behalf, has been continuing to work on the two major projects of concern to Rivermead Court. These are the Pipework Project with its associated lease changes and the Lease Extensions. In both cases, the Board has felt that it needs to be, and you would expect it to be, advised by the best professional advisers available.

As some of you are aware, the leases which were granted originally in 1980 for 125 years now have a remaining life of 87 years, approaching the 80-year watershed after which potential purchasers and mortgagers start to be concerned about the value of the asset and an extension can become considerably more expensive. The intention is to prolong the leases for about another 900 years. which should improve the flats' marketability.

Extending the leases is proving less straightforward than was initially foreseen. Accordingly, Board working groups are in discussion with leading Counsel on the approach to be taken to ensure we follow the best procedures to achieve the optimum outcome for residents. The Board is currently evaluating proposals from specialist chartered surveyors to assist in our decision making. The objective is to offer lease extensions on the best terms for lease-holders while taking into account that not all will have the same concerns and requirements. Consequently, the decision by each lease-holder to extend will be entirely voluntary.

It is intended to give more detail both on Lease Extensions and the lease changes required for the Pipework Project at the AGM on 4th June; in view of the importance of these questions, residents are encouraged to attend on that evening, to be brought up-to-date on developments and to give the Board the benefit of their views. Given the complexity and implications for residents/lease-holders of both topics, the Board will wish to hold further consultation meetings in the months after the AGM.

Among the "improvement and maintenance" works planned over the next few months will be re-surfacing of the Riverwalk and installing Emergency Lighting in the Common Parts and rear stair-cases. The York-Stone of the Riverwalk was re-laid in 2012 to commemorate The Queen's Jubilee but in the fairly short time since then, the combination of sub-surface movement due to humidity and tree-root growth has made the surface very uneven. The Gardens and Estates Committees are examining more durable surfaces. The Emergency Lighting is a requirement of the Fire Officer who has just reminded us of our obligation to install it.

Tom Hackett

Date for the Diary

The Rivermead Court AGM

will be held on Monday 4 June 2018 at 7 pm

in the Hurlingham Club

From the Heating and Plumbing Committee

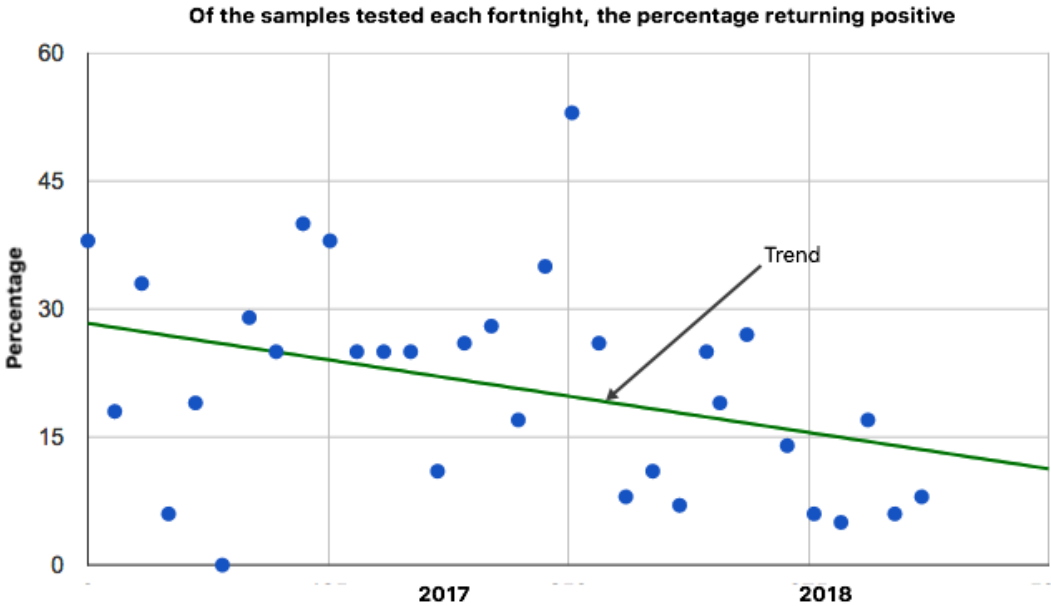
Heating update

Dedicated followers of the project will recall that in 2014 we sought advice from Counsel on how to navigate our way through the complex legal issues associated with the project. The firm advice then was that we should seek the approval of the first-tier Tribunal under the leasehold legislation to make changes to our leases in a way that would allow the project to proceed in line with the consultation results the previous year.

We have now approached Counsel again, a major milestone, to follow up the earlier advice and take account of changes that have taken place meanwhile e.g. the refurbishment of the boilers, a change in the law and our experience with the existing system. At the time of writing we are waiting for Counsel’s opinion. Subject to that advice, the plan is to consult leaseholders later in the year fully on our proposed way forward.

Water hygiene

The chart below shows that our vigilance on water hygiene - both on the infrastructure and with residents flushing - is paying dividends. Please keep it up.



From the House Committee

Contact details

The Board has asked Anne Isaacs to update residents' contact details. 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. For this reason we ask residents to leave a set of keys with the porters or the name and contact details of a keyholder.

It is also necessary to know if anyone in the flat is disabled and would need help in an emergency.

It is important that the details are up to date so we do ask residents to complete the forms that Anne sent round and tell her of any changes.

There is a new data protection law, the *General Data Protection Regulations*, coming into effect on 25 May 2018 covering the processing of personal data. It is designed to give control to the individual over the data that any organisation holds on them. RCL holds contact information and people to contact in an emergency. We also hold information on who rents garages and storage rooms. We do not hold financial information. The information is kept in order to run the estate efficiently, to communicate with residents and to safeguard the lives and property of those who live here.

We do not share the information with anyone other than the Board and the managing agents. Please contact Anne Isaacs if you wish to see the information that we keep about you.

Insurance

We live in a block of flats which means there is always the possibility of flooding from above or being the cause of floods below; pipes are ageing and can burst; and a kitchen fire can cause damage. Fortunately, these tragedies rarely occur but when they do, the repairs can be expensive.

The service charge only includes insurance for the structure of Rivermead Court. This means the walls and those fitments attached to the walls. It does not cover carpets, curtains, furniture or any free standing fitments. You are therefore **strongly advised** to have your own insurance to cover such items.

The Rivermead Court Website

<http://www.rivermeadcourt.co.uk/>

You may have noticed that the website has been updated. There is now a public area, which everyone can see, and a new residents' area, accessible only to those with the password.

There is a single login for all residents. This is obviously less secure than each resident having their own username and password but the material in the resident's area is not so sensitive as to justify a stricter regime. To view it, 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 feedback section so if you have any views, comments or ideas, do let us know.

At present the website has purely factual information but there are many areas where the site could be extended to bring in new material, perhaps more interactivity, and in the future we could consider using it for exchanging views and information eg lift shares, carer share, our own little freeCycle/eBay, bridge partner requests, babysitters, a notice board, a 'chat' room, etc etc.



The Summer Party

will be held on Monday 25 June from 6.30 pm
on the lawn in front of the east block

Bring your own drinks, food and chairs and encourage your neighbours to come!

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.

Report from the Garden Committee

As I write, the garden is bursting into life, and the gardeners have begun to mow the lawns. The spring bulbs – daffodils, hyacinths, tulips – have made a fine showing, but are beginning to look a little tired, and have been replaced by our flowering trees (especially the magnolia), as well as bluebells in the front garden along the road.

During the winter two trees had to be removed from the holly hedge bordering the road – both victims of rot. Our tree surgeons did an excellent job and you would hardly know that they had been.

The window boxes have presented a fine sight all winter and, as a final flourish, they have produced some daffodils and tulips. We are hoping for a fine showing of trailing geraniums this summer.

The concrete that was lurking just below the surface of the earth below the last garage wall has at last been removed and the bed has been planted with trachelospermum to match what is on the other garage walls. This is a flowering shrub that will eventually become rather bushy.

Our new House Manager, Anne Isaacs, is arranging for all the wooden benches to be cleaned and generally spruced up. A new bench has been donated and it has replaced the old and decrepit bench in the Hurlingham Club shrubbery opposite the corner of the West Block.

The large bed on the North side of the long walk bordering the lawn and the beech hedge is about to be completely replanted. James Sheen, our gardener, has prepared an exciting planting plan.

David Tatham, Chairman, Garden Committee

From the Estates Committee

Parking

The meeting on parking at Rivermead Court was attended by about fifty residents comprising a cross-section of permit-holder residents in various categories and other residents with no permits. After apologies and regrets from the Chair for the lack of prior consultation with residents, two principal objectives were defined for the new regulations:

- To enable all residents entitled to park to be able to do so within the Rivermead perimeter;
- By setting clear non-discretionary rules to shield the staff from harassment and abuse.

Tim Halford continued with a detailed explanation of the new system's rationale; residents who left with their cars early in the morning could be confident of finding an empty space later on. The new system had focussed on the situation for general permit-holders who were first in-line to feel the pressure from visitors. As a result of the new regime, there was always enough space in the morning for returning residents while visitors were free to park in the afternoons (and all-day week-ends). Staff had found the regime easy to apply and monitor without the tension which had prevailed previously. Picking-up and dropping-off was permitted without restriction throughout the day.

Questions from residents covered the possibility of allowing visitors to use a reserved space or garage (not if the resident has a car on the estate) and whether Rivermead would in due course allow only one permit (garage, reserved or general) per flat (possibly this may become necessary in due course but not yet).

It's felt the discussion was helpful both for residents and for Board members; it underlined for the Board the overriding importance of prior consultation. Parking availability will be closely monitored until the Autumn when the results will be reviewed to consider what adjustments (if any) can be put to residents for consultation.

Fire Alarms

The fire alarms have now been installed and are tested in each of the three blocks once a week, on Wednesdays between 10.30 and 10.45am. The test lasts a few minutes and will then stop.

If you hear the alarm going off in your block at any other time, please leave your flat and collect at the muster point. The mustering point for all residents in the case of fire is the lawn in front of the Centre Block. It is important not to leave by the roadways as we need to ensure they are kept free for the emergency vehicles.

The red lights are an additional warning that the alarm is sounding. The one in the garden alongside the Hurlingham Club links with the alarm in the East Block, the one at the east end of the central garages links to the Centre Block and the one on the west end of the garages links to the West Block.

Broadband

Until BT connect active fibre to our local box outside Rivermead Court we are not able to access faster connections. As far as we are aware this has still only reached Parsons Green although there are stickers on the green boxes closer to RC indicating that they may be closer than that.

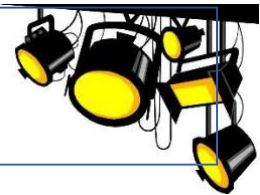
It is planned to rewire RC for the telephone systems (but no date has been set) and at the same time we will also run the fibre cable, so that when BT does eventually bring it to our door, we will be able to make the connection.

To all Rivermead Court bicycle/scooter owners

We are proposing to upgrade the internal bicycle storerooms (one in East Block and two in West Block) but need to ensure all bicycles/scooters are still being used and need storage. Please ask the porters for the new tag we are using, put your flat number on the tag and attach the tag to your bicycle/scooter.

This needs to be done by the end of **June 2018** as we will then be repainting/repairing each store room in turn. The bicycles/scooters will be temporarily stored in a different location while this work is done but then only the tagged bicycles/scooters returned to the storeroom. Any untagged bicycle/scooter will be kept elsewhere for a year and if not claimed, then will be disposed of.

Staff Spotlight



Jaime Villapa

Job Title – Porter/Cleaner

I am from the Philippines where my name is pronounced Haime.

I started life as a Farmer in the Philippines working on family land. I married my lovely wife Alice on the 5th January 1980 then Alice's aunty invited us both to come to England. We arrived here in August 1980 for a holiday and stayed for 6 months. We liked England so much we decided to apply for a visa which enabled us to return 6 months later.

It was easy to find work back then and we soon found work as husband and wife live-in cleaners. We worked for the family for 11 years. Then I got a job as a kitchen porter working for Whitbread which lasted 7 years until Whitbread started selling off their pubs. I then applied and started work at Rivermead Court on the 17th May 1999.

I have two children Annalices (32) (her name is supposed to be Annalice, but the registrar made a spelling mistake). Annalices works for Morgan Stanley and my son Jimson (27) is a driver for a Russian family. I am the proud grandfather of Jamieisabelle who is just one year old.

I like to watch football but do not support any team. I have never been to a football match but if I had the opportunity perhaps Chelsea, Arsenal and Tottenham would be my first choice as they are close by.

I like to watch action films like James Bond and Indiana Jones. I love the old actors like Lee Van Cleef, John Wayne and Clint Eastwood.

Having worked at Rivermead Court for so long, it has become my second home - a really happy environment.

In Brief

Storage

13 more stores of sizes varying from 5 sqm to 12 sqm are being built in the basement, mostly under the west block, and should be available about the end of May. Prices are in the region of £120.00 per sqm and contact Anne Isaacs if you are interested.

River walk

The River Walk path is not in good condition, has lifted and is a trip hazard. The Committee is obtaining quotes for both relaying the York stone, along with a permeable, flexible base that hopefully will cope with future movement, and for laying a synthetic surface which might last longer and be non-slippery.

Communal stores

Please would you check anything you have in the communal store and ensure it is labelled as some things appear to have no owner.

Decorations

The removal of the chip paper from the walls of stairs and corridors to Entrance 67 to 98 is unlikely to start until the end of the year as the electrical work needs to be done first. The replacement of the ground floor carpets has been delayed until after the heating project as the hall radiators may not be the same size or in exactly the same position after the new pipework has been installed.

West side metal gate

At last the Serco offices have provided a contact and claim reference number and a claim has been submitted to RCL insurers AXA. A loss adjuster has been appointed and a site inspection is being arranged.

Muddy shoes

It has been a wet and muddy period but your neighbours do not want to see dirty and smelly shoes left outside your front door. Perhaps put them outside the back door if you do not want them inside – but VERY IMPORTANT that you remember to make sure the porters do not think they are to be collected with the rubbish.

Flushing the hot taps

There has been a great improvement in the quality and safety of our hot water systems in recent years as you would have seen from the graph (p.4) but there is always a risk of bacteria building up. Please remember: **flush all hot taps, showers and hand-held showers at full temperature for 5 minutes at least once a week.** If you are away for more than a week, please notify the porters and they will do it for you. Similarly, if for any reason, you are having difficulty doing the flushing yourself, for example because a tap is stuck, please notify the porters and they will work out how best to assist.

Recycling batteries

There are now two battery recycle bins, one in the basement by Anne Isaacs' office in the Centre block and one in the basement of the West Block by the bike shed.

Garden

If you are picnicking in the garden please take away your rubbish (including cigarette ends) and, if you moved tables and chairs, would you please replace them where they were.

Moths

Microbee will soon be coming to fumigate the common parts including the halls and landings and the basement store rooms. Do remember to treat your own flat.

Home Library Service

If you can't get to your local library because of illness, disability, frailty or caring responsibilities, Fulham Library will deliver items to your home every three weeks, including books (in both normal print and large print formats), audiobooks, DVDs and CDs. And it's free! Contact 020 8753 3872 or HomeLibraryService@lbhf.gov.uk.

Noticeboard

If you have an event or information that would be of interest to other residents, do use the Noticeboard opposite the Porters' Lodge to advertise it. The porters have the key. Please DO NOT stick leaflets in the entrance halls as they will be removed.

Some Local History

The Crabtree

There are very few riverside pubs in Fulham. Indeed, until very recently, The Crabtree in Rainville Road was the only one. Now there is The Blue Boat at Distillery Wharf towards Hammersmith Bridge and the Waterside Bar at the opposite end of the borough, at Imperial Wharf. Others are being planned at Riverside Studios, Fulham Football Club and Thames Wharf.

Faulkner in his book, *Fulham* (1813) observed the village of Crabtree “takes its name from a large crab-tree formerly growing here, and which stood near the public house known by this name”. Fèret’s *Fulham Old and New* (1900) says in ancient times Crabtree was “an insignificant village consisting of half a dozen houses inhabited by gardeners, brick makers etc together with a small inn.” It is certainly true that in 1666 the Parish Clerk listed only nine names as residents of Crabtree, in 1674 there were 23 and as late as 1739 only 14 were listed.



In the 1760s the pub was known as ‘The Pot House’ after a pottery operating in the area. It served the market gardens and was on the edge of the land of the last local farmers, the Matyear family. It then became ‘The Three Jolly Gardeners’ and only later reverted to the name of the area, being known ever since as The Crabtree.



In a land survey of 1817, the property was described as “a picturesque old inn in front of which was a small open space enclosed from the river by a wall.” By 1895 it had evidently become a popular haunt with the locals and picture postcards and etchings were made of the picturesque inn. In those days there were numerous taverns along the riverside but this is the only Fulham one to survive. It is interesting to see that there is always a policeman in the pictures.

The new Crabtree pub was rebuilt in 1898. By then farmland was being sold for residential development and industry was well established along the river. It was on the same site and shared the same relationship with the river, being next to a beach and overhung by a willow tree but it was far larger than its predecessor and had pretensions as a hotel. It was described: “a large and commodious hotel now occupies the site. ... It contains a spacious billiard room and a large room available for concerts and public meetings”.



Bridge

The annual rubber bridge match against the Hurlingham Club took place on 15 March. We fielded a wonderful, happy team of 16 pairs, the largest for at least five years. Some of our players had played before in the match and in established partnerships. Others were new to the match or in new partnerships - indeed one partnership was formed an hour before the start! Some players had saved the date for a while but others responded incredibly generously to my (seriously) last minute requests for reserves. Whatever that background, we all competed with determination and grace.



Sadly we were not victorious on this occasion but, where we had the cards, we were more than a match for our opponents. Our wonderful champions this year, Bridget and Patrick Macdougall, had the best score in the room by some margin.

Onto next year! The date for our match in 2019 is THURSDAY 28 March, 2pm. Do please note your diaries.

Giorgina Soane

Fulham Palace

In March Fulham Palace launched a new fundraising campaign to help support the restoration project to renew and restore the Palace, brick by brick. The brickwork within the Tudor Quadrangle is over 500 years old, and local people are being encouraged to sponsor a brick.

Traditional Tudor bricks are available to sponsor for £20. You also have the opportunity to sign their name on a brick which will go into the walls of the Palace and be a very special part of the restoration project. The sponsorship will, quite literally, help build Fulham Palace's future. If you wish to sign your name on a brick, you will need to go to one of the "Sponsor a Brick" open days. One supporter has bought buy a brick for each of his grandchildren to sign.

The Sponsor a Brick campaign will run until April 2019 or until all the bricks are sponsored. <http://www.fulhampalace.org/support-us/make-a-donation/sponsor-a-brick/>

Events

The Prudential Cycle Ride

Prudential Cycle will be held on 28 and 29 July. The main event is on Sunday 29 July when professional cyclists race the 100 mile route through London and Surrey. The race passes through Fulham and there will be a lot of road closures around the Kings Road and Putney Bridge. The policing is taken very seriously and it can be very difficult to get around. The cyclists start in the Olympic Park, Stratford and end in The Mall having travelled through west London, over Putney Bridge and round Surrey. Amateur cyclists also participate by riding a 100-mile or shorter 46-mile challenge on the same closed roads as the professionals, with the added incentive of raising money for good causes.

On Saturday 28 July 2017, there is a shorter and more informal ride for all the family through central London that should not affect Fulham. <https://www.prudentialridelondon.co.uk>



Polo in the Park, 8-10 June

The ballot for tickets to the polo in Hurlingham Park is now open and will close on 7 May at midnight. This is a chance to win 4 tickets per household (under 5s go free) for either the 8th, 9th or 10th June. All entries for the ballot must be made via the online form or by post.

Ballot Draw A is for those who live in identified streets (includes Ranelagh Gardens) near the park and 800 tickets are allocated. Any unsuccessful applicants from these streets will be entered into Ballot Draw B for the 960 free tickets available to all Hammersmith & Fulham residents with borough postcodes. Visit www.lbhf.gov.uk/polo for more information about the ballot and links to the ballot entry forms.

Ordinary tickets are available from <http://www.polointheparklondon.com/tickets>

ArtsFest 2018

The Hammersmith & Fulham ArtsFest runs from 2 to 10 June. It is an inclusive, open arts event for all, with over 100 Arts Partners and 200 events from performing arts to literature, visual arts to film. Performances and events are programmed across multiple venues in all corners of the borough of Hammersmith & Fulham with free admission for most of the activities. <http://www.hf-artsfest.com/>

The Society of Fulham Artists & Potters 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 exhibitions will be 14 – 20 May and 12 – 18 November. On the first evening of every exhibition they hold a Private View so all exhibitors and members of SoFAP can invite friends, potential buyers and the press. This is a wonderful opportunity not only to view but also to purchase original works of art.

Music by the Bridge at All Saints Church. Putney Bridge, 11 May

45 minutes of great music in the church Everyone 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. Ian Ritchie (baritone) and Rachel Verney (piano) Romantic art-song and traditional folk-song meet in the much-loved music of Brahms, Strauss and Britten.

Parsons Green Fair, 7 July

The Parsons Green Fair is on Saturday 1 July on Parsons Green. This is an enjoyable event with some interesting stalls and children's entertainments.

Rowing

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



Sun 13 May 2018	Tudor Pull	Teddington Lock to St Katherine's Pier
Fri 18 May 2018	Oarsome Challenge 2018	Hammersmith Bridge to Shadwell Basin Centre
Sat 19 May 2018	Putney Town Regatta	The Mile Post to Ranelagh Sailing Club
Sat 8 Sep 2018	Great River Race	Greenwich to Twickenham
Sat 3 Nov 2018	Fuller's Head of the River Fours	Kew Railway Bridge to Fulham Railway Bridge
Sun 4 Nov 2018	Veterans' Fours Head of the River Race	Fulham Railway Bridge to Kew Railway Bridge
Fri 15 Mar 2019	Schools' Head of the River Race	Kew Railway Bridge to Putney Bridge

Football

<http://www.bbc.co.uk/sport/football/scores-fixtures>



Chelsea

Sunday 22nd April	Chelsea vs Southampton	15.00
Sunday 5th May	Chelsea vs Liverpool	16.30
Wednesday 9th May	Chelsea vs Huddersfield Town	19.45

Fulham

Tuesday 10th April	Fulham vs Reading	19.45
Saturday 14th April	Fulham vs Brentford	17.30
Friday 27th April	Fulham vs Sunderland	19.45

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 07852 518 345 or at Anneisaacs@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) Fiona Fowler (Company Secretary; House Committee; Communications) Peter Green (Estates Committee; Pipework Committee) Tim Halford (Estates Committee; Basements) Richard Pollitzer (Investments; Parking) Deborah Richards (House Committee; Health and Safety) Tim Soane (Pipework Committee) Michael Stevens (Pipework Committee) Bernard Weatherill (Legal)</p> <p>Attending meetings: Carol Ferguson (Finance)</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</p> <p>Contract Gardener – James Sheen Ltd</p>

