

RIVERMEAD COURT

NEWSLETTER



Photograph by Lena West, 2022

Spring 2023



Contributions to the Newsletter

I always welcome contributions for the Newsletter, both written and pictorial, and in particular appreciate photographs for the front cover.

Fiona Fowler, flat 69 fionafowler31@gmail.com.

Useful contact details

The Estate Manager (Anne Isaacs): mobile 07852 518 345; email info@rivermeadcourt.co.uk.

Porters: Lodge 020 7736 3993; mobile 07384641606

Faraday Property Management, Senior Property Manager (Harpreet Heer): Tel: 0203 206 0066;
email: Harpreet.Heer@faraday-property.com

From the Chairman

Dear Residents,

In overseeing the management of the Rivermead Court estate, the Board has a responsibility towards you as leaseholders to keep a watch on near-term concerns like the staff, the mechanical services, the physical condition of the fabric (and the possible risks created by leaseholders' renovations). But the Board needs to look much further and strategically ahead. Possibly beyond the expected residency of the most recently arrived leaseholders who'll expect to pass on either by legacy or sale a property asset as sought after as when they themselves acquired their flat.

Such considerations motivated the Board to initiate the pipework project ten years ago with its legal and technical ramifications or to push for the lease extension five years ago with its financial and tax complexities. The pipework project's infrastructure you'll read is now reaching completion and the next phase of connecting flats which converted to HIUs or had been future-proofed can start. The billing system of which you saw the beginnings in the Service Charge request for the first half of the current year will also be introduced. It will be thoroughly trialled so that the issues which dogged the last Service Charge payment requests aren't repeated.

The lease extensions are virtually complete with practically every lease now extended to 2896. With these two projects coming to an end, the Board has three projects to work on to ensure Rivermead's long-term success and stability: the transition to electric vehicles, ensuring the security of Rivermead's perimeter and finally controlling (and, if feasible, reducing) the Estate's energy consumption – where the pipework project has been the first milestone in a long and steep path. In parallel, a very close watch will be required on Rivermead's financial condition to ensure that the capital investment doesn't burden the freeholder (of which you're a shareholder) or the Service Charge with unforeseen financial calls.

Those three challenges are just examples of the issues confronting the Board in the next few years. It will be as an interested by-stander that I'll be observing how it goes about dealing with them and doubtless other ones which the future will bring. After ten years as a Board member and seven years as Chair of the Board of Rivermead Court, and with those two major projects coming to a close, I'll be stepping down at the AGM on 13th June. I won't miss the discussions with residents on their problematic plumbing and the prohibition on pets but I'll really miss the friendly collegiate atmosphere of my fellow Board members and the contribution of various residents on the sub-committees. I wonder if residents really appreciate having such a team working gratis so diligently and effectively on their behalf.

With best wishes to you all,

Tom Hackett

From the Finance Committee

2023 Service Charge Demand Issues

Many of you will have experienced a range of problems with your 2023 Service Charge demands. These included late delivery of demands, incomplete or missing elements in demands for parking and store rents and difficulties over direct debits and making bank transfer payments.

The origin of these shortcomings was that Faraday, our Managing Agent, had migrated their accounting processes to a new system and at the same time switched to new banking arrangements.

In order not to have a repetition of the shortcomings of the first half-year demands when Faraday send out the second tranche in June, the Board invited the managing director of Faraday to meet with a sub-group of Rivermead Court directors. The meeting took place on the 3rd March with Faraday's managing director, their property manager for Rivermead Court and two members of their finance team.

On the service charge issues, Faraday agreed that they had made some errors and they gave an assurance they would be remedied before the second half-year demands are sent out. At Rivermead Court's request, it was agreed that for the second half-year, there will be a prior trial run.

From the Pipework Committee

Heating Charges

We would like to clarify two points in the recent service charge demands:

Heating charge: Until 2022 the heating charge was subsumed within the general service charge as one figure. Last December's invoice showed separate figures for the service charge and the heating. The separation is necessary so that flats can connect to the new system later this year and be charged for the heat they use. The attachment to your bill showed what the total heating charge would have been in 2022 (£337,000) to allow a comparison with the 2023 figure (budgeted at £673,800).

Additional radiator charge: This charge applies to flats with extra radiators connected to the Rivermead Court systems. It is only fair that flats drawing this additional heat contribute to the additional costs. We increased the charge from £200 a year (single payment) to £400 a year (two half-yearly payments) reflecting recent energy price increases.

Lease Extensions

This is almost complete. All but one flat has applied for their lease to be extended and all but one has completed. The lease is valid, it exists and is current from the date of completion even if you have not yet heard for the Land Registry. Unfortunately, the Land Registry is taking upwards of 2 years for registrations of new leases and other similar documents.

Once the application has been considered and the lease has been registered, Bishop and Sewell will write to let you know. You will also receive an updated Title Register showing the terms of the new lease. If you need to have the application expedited, contact Bishop & Sewell either by phone (020 7079 2419) or email rivermead@bishopandsewell.co.uk. You will need to provide evidence of the need for expediting it.

The Rivermead Court

Annual General Meeting

will be held on
Tuesday 13 June
at 6.30 pm
in the Hurlingham Club

Doors open 6 pm

The Pipework Project

The pipework project is nearing completion. It has been a colossal project as new pipework crept through the basement and up the back stairs. I thought it might be useful to explain how the new system will work.

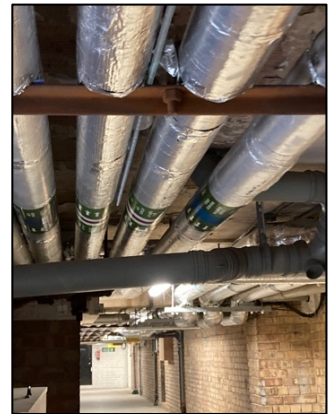
The existing system

At present the four boilers under the centre block heat water which is sent through multiple pipes to the three buildings, one set for heating and one for hot water. This then goes in pipes (risers) up through your flats to provide heating and hot water to your kitchen and bathrooms. Cold water is sent in separate pipes to the roof where it is stored in tanks and then feeds down to the cold water taps etc. We all have groups of pipes throughout our flats (I counted at least 7 in mine). They are difficult to access as they are often buried in walls or hidden behind cupboards. These pipes are corroded and scaled-up, require regular flushing and have the annoyance of the water being turned off while work is done in other flats in the stack. And of course, we all have our heating set at the same temperature and on at the same times regardless of our own requirements.

The future



The new pipes you can see installed in the light wells will carry cold water (single copper pipe) and heat (twin red pipes - flow and return) from the boiler house to the HIUs (heat interface units) to be fitted outside the back door of each flat. If you are in a corner flat, you will have noticed that some sturdy metal supports have been fitted to house your HIU. The hot water pipes provide the heat for heating and also heat the cold water in the “heat exchanger” to provide the domestic hot water for the kitchens and bathrooms.



The HIU is essentially the familiar combi boiler, except that, instead of burning gas as the heat source, the heat source is the water in the red pipes mentioned above.

All cold water will come directly into your flat from the mains. At present it only feeds the kitchen.



The next 10 years

The work inside the flat is up to us. About 30 flats already have an HIU in place and are only waiting to be connected to the new system. Others have “future proofed” their pipework so they only need the HIU.

The rest of us have the next 10 years to do the work. Basically all the pipework needs to be re-routed to the back door. If you are doing a complete refurbish, there is no problem as the extra work will add no more hassle and little extra cost. The problem for many of us is that we are not planning any changes but always remember that the work can be done in stages. If you are thinking of doing anything in your flat, perhaps a bathroom or kitchen floor, consider if you could also future proof that area.

Although the outline of the flats is identical, internally they are arranged very individually so ask neighbours or friends who have done the work how they managed. John Wells, the Rivermead pipework consultant, is always very happy to help and discuss the least disruptive manner in which the work can be done. He can be contacted at: john.wells@jrmassociates.co.uk

Those in the West block will want to know about the large tank in the basement that was so noisy to install. The new tank and the pumps attached to it will allow us to have a good pressure of fresh mains water to every flat. It also provides a temporary back up in an emergency.

The advantages

The great advantages are that you will control your own heating, both the temperature and the timing throughout the year; you will be able to have room thermostats and underfloor heating; all the cold water in the flat will come straight from the mains and not be stored in tanks on the roof; and you will have new pipes instead of those aged more than 90 years old. Those on the upper floors are likely to benefit considerably as they probably suffer more than the rest of us from noisy shower pumps and poorly working radiators.

There will be an interim period when both systems are running concurrently and some of the advantages may not be obvious until we can turn off the old system.

Conclusion

The work should be finished by early summer and then the connections will start. It has been a big project, that has gone remarkably smoothly and congratulations must go to all those involved – the pipework committee of residents (Tim Soane, Michael Stevens, Gerald Wombwell and Peter Green), John Wells, Rivermead’s pipework consultant, Ramboll Europe, the designers, and Price Building Services, who implemented the plans.

Fiona Fowler

From the House Committee



How shall we celebrate the coronation?

The Coronation of the King and the Queen Consort will take place at Westminster Abbey on the morning of **Saturday 6th May**.

Buckingham Palace has announced various events for the weekend. On Sunday 7th May, there is the Coronation Big Lunch, at which neighbours and communities across the country are invited to share food and fun together. Later a special Coronation Concert and lightshow will be staged and broadcast live at Windsor Castle. There will be an extra bank holiday on Monday 8th May when members of the public will be invited to take

part in The Big Help Out to encourage people to volunteer and join the work being undertaken to support their local areas.

What would you like to do?

The House Committee would like to canvass your views on what we should do in Rivermead Court. Should we hold a Coronation Party on Tuesday 9th May or do we just hold the annual Summer Party at the end of June/ July? The reason for suggesting the day after the Coronation Bank Holiday, is that the outdoor staff can move chairs and tables from other areas to the East Block lawn on the Tuesday (this team do not work over public holidays) and many residents will have their own plans for the weekend. The alternative is that we plan for our annual Summer Party in June/July and do not have a Coronation Party.

Please send your views to Deborah Richards, Chair of the House Committee, and we will see what most residents would prefer. Email: Deborahrichards89@gmail.com or complete the tear-off form at the end of the Newsletter and leave at the Lodge.

Christmas

Thank you to Vanessa Lowndes for once again providing the wonderful Christmas tree in front of the Centre Block. Due to the cold weather the carols were held in the boardroom, but everyone sang as loud as ever. Thank you, Alexander Tatham, for conducting the carol singing so resoundingly and to Carol Ferguson for accompanying us on the piano. Thank you to the House Committee for providing the delicious mince pies and hot sausages – and the mulled wine! Thank you to everyone for raising the magnificent sum £620 for the Trinity Hospice during the evening. It is such a good cause as so many of us know personally.



Trinity Hospice wrote a lovely thank you to Jen Tatham:

“...Thank you for another generous donation received on 6 January. Thank you to you and your neighbours for raising £620 from your carol singing. It is lovely to hear this is the third year you have collected for Trinity and I hope the event was enjoyed by all and was a time to reflect on memories shared with loved ones. Thanks to you and our local community, 3,844 people with life limiting conditions across south west and central London directly received out care and support last year.”

Deborah Richards, Chair, House Committee

From the Estates Committee

Security Review

A sub-committee is undertaking a security review to identify potential improvements to the perimeter gates for pedestrian and vehicle access and for improvements to CCTV as well as considering security operating procedures and staff skills. It is not yet ready to make proposals, but the review pointed to some “quick wins” on the CCTV system - re-adjusting the cameras, better calibrating the control panel in the lodge and porter training on its more effective use.

Solar panels on the roofs & roof insulation

Our calculations suggest that these investments will be economic if they are included in the scope of scheduled maintenance projects which provide easy access to the mansard roofs, so reducing the incremental investment cost (scaffolding is very expensive). So, the timing of these projects is mainly dictated by the maintenance schedule. The option of installing insulation into roof spaces ventilated by tank rooms without additional ventilation, is on hold due to the difficulty of assuring that the ventilation will be adequate with this approach and the potential risks of inducing condensation in the timber structure.

Fire safety

The Fire Safety (England) Regulations 2022 came into force on 23 January. They implement some of the recommendations from the Grenfell Tower Inquiry and state that properties that are “at least 18 metres in height or at least 7 storeys” must have a Building Assessment Certificate by October 2023. Rivermead Court therefore has to show they have a building safety regime in place. Various requirements are set out in the regulations and these are being checked/ implemented over the next few months.

One point that will involve residents in the near future is the new requirement to inspect all flat front doors annually and do quarterly inspections of doors in common parts, including storeroom doors. All the flat doors should be in good fireworthy condition as they were all brought up to standard some years ago but they will all be looked at again in the next few months.

Michael Kightley, Chair, Estates Committee

On the River

The Head of the River Race, Saturday 18 March, 1pm

The Head of the River Race is the first major rowing event of the season. The race is open to men’s and women’s eights and covers a distance of approximately 6.8 kilometers, starting at Mortlake and finishing at Putney. The race was first held in 1926 and attracts teams from around the globe.

Oxford v Cambridge University Boat Races, Sunday 26 March, 4- 6pm

The annual rowing competition between the men’s and women’s rowing teams of Oxford and Cambridge universities. The race starts at Putney and finishes at Chiswick Bridge.

16:00 77th Women’s Boat Race;

16:15 Women’s Reserve Race: Osiris vs Blondie

16:30 Men’s Reserve Race: Isis vs Goldie

17:00 168th Men’s Boat Race.

In brief

Window Replacement. Windows can be replaced with double glazed units so long as they match on a 'like for like' basis. Faraday will monitor any replacements to ensure compliance.

Board Minutes. The (redacted) board minutes are published on the Rivermead Court website but they are always delayed by a month as they cannot be posted until they have been approved at the following board meeting.

Passenger Lifts. Contractors continue to use the passenger lifts to bring heavy items to the upper floors, for example the carcasses of kitchen units. Please could you ensure the porters are advised this is to happen as they can then line the lifts with protective coverings.

Porters' Christmas gifts. Some contractors and residents left Christmas gifts for the staff. There was a significant collection and it was agreed to hold a raffle amongst the staff to ensure a fair and equitable distribution of all the gifts.

Freedom Passes. You can no longer use your Freedom Pass or 60+ Oyster photocard between 04:30 and 09:00 on weekdays for free travel. This was introduced as a temporary measure during the pandemic and has now been made permanent.

Buses. The good news is that none of the feared changes to buses serving our neighbourhood will have their routes changed (the possible exception is the No. 11). This doesn't mean that the frequency of service will be preserved and there may be a reduction in service.

Barcoded postage stamps. The Royal Mail now adds barcodes to stamps. Non-barcoded stamps are technically now invalid. However, until 31 July, mail posted with the "retired" stamps will be delivered as normal. You can swap non-barcoded stamps for the new barcoded version through Royal Mail's 'Swap Out' scheme. Unfortunately you cannot just go to a post office,

you need a form available from a post office or print one from Royal Mail's website.

Farmers Market returns. The Farmers Market is back but at St John's Walham Green CE Primary School **not** in Bishop's Park. Every Sunday 10 am - 3pm. Old favourites will be there but space means some traders will be alternating.

Hammersmith Bridge. The final part of the stabilisation works should be completed in late spring. Then engineers will carry out repair work to the surface and decking, before reopening the main carriageway to cyclists. Procurement for phase 2 works for the full strengthening and restoration of the bridge, which would allow the return of motor vehicles and buses, is due to start in April.

Fulham High Street is apparently the most congested road in the world! A study of traffic in over 1,000 cities across the world has concluded that the A219 which runs along Fulham High Street and Putney High Street, is responsible for the highest amount of time spent in traffic for motorists. The report cites the closure of Hammersmith Bridge as a reason for the consistently high level of congestion. The excess journey time on the road travelling south in the evening peak at 5pm was 12 minutes meaning that 47 hours a year would be spent queueing for anyone driving daily on the route in rush hour.

Parking costs. H&F has introduced new parking charges. They are still linked to a vehicle's emissions but many cars will be cheaper (Band 3 & below):

RingGo pay-by-phone/e-parking payments:

Band 1 (0-75g/km CO₂) - £2.50 per hour

Band 2 (76-130g/km CO₂) - £3.50 per hour

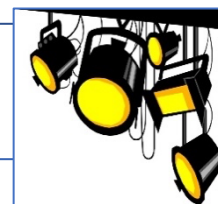
Band 3 (131-190g/km CO₂) - £4.25 per hour

Band 4 (191+g/km CO₂) - £5 per hour

Surcharge for diesel vehicles: plus £1 ph

Extra 20p shopper parking bays have also been introduced.

Staff Spotlight



Berhane Dejenie



Job Title – Deputy House Manager

My name is Berhane Dejenie. I was born in Asmara in Eritrea on January 1st 1946. During that time, it was federated to Ethiopia although now it is an independent country. I grew up in Asmara, went to elementary school there and at the same time I learnt to type. Due to a family problem in 1964 I had to take a job as a typist in the Office of the Governor General of Eritrea province. As I was working in the day, I continued my education in evening classes and completed the 12th grade. I went on to further my education by graduating from Asmara University with a Diploma in Law.

In 1977-78 I won a scholarship and I had the chance to go to Cameroon (West Africa) to the Pan African Institute for Development (PAID) Du Sautoy College to study Management and Rural Development for 1 year, from which I obtained my Diploma. In 1979 I returned to Asmara and was promoted to the Head of the Rural Development Department in the office of the Governor General. I was transferred on November 8, 1984 to the National Tour Operation as an area representative of the Asmara branch and was there until August 1991.

During this time war was ongoing with the Eritrean freedom fighters and they were moving very close to capturing Asmara. As I am an Ethiopian citizen and was working with the government as a party member for unity, I knew what would happen to me if they captured Asmara. They would put me in prison if I stayed. I decided to leave Asmara two months before it fell into their hands.

I stayed in Addis Ababa for 2 months and when Eritrea's long war of independence against Ethiopia ended in August 1991, I was assigned by my head office as Head of the Taxi and Sales Division. In collaboration with the newly formed TPLF government of Ethiopia, the EPLF were also able to capture the people who were working in Eritrea one after the other. This time I was frightened for my life and decided to fly to London to seek asylum as a refugee.

Since July 1998 I have been employed as a porter at Rivermead Court and have been here for 24 years. Working here is a college in itself. I have gained a lot of experience from the residents over the years, and I am really thankful for all their help. I am very happy to work here in Rivermead Court. I would also like to thank my new manager Anne for looking after us.

Local Football Matches

Fulham Football Club home matches: Sunday 12 March at 2pm – Fulham v Arsenal, Saturday 8 April at 3 pm – Fulham v West Ham United, Saturday 22 April at 12.30 – Fulham v Leeds United, Sunday 30 April at 2 pm – Fulham v Manchester City, Saturday 6 May at 3 pm – Fulham v Leicester City

Chelsea Football Club home matches: Saturday 18 March at 5.30pm – Chelsea v Everton, Thursday 30 March at 8pm – Chelsea Women v Lyon, Saturday 1 April at 5.30 – Chelsea v Aston Villa, Tuesday 4 April at 8 pm – Chelsea v Liverpool, Saturday 15 April at 3 pm – Chelsea v Brighton & Hove Albion, Wednesday 26 April at 7.45 – Chelsea v Brentford, Saturday 13 May at 3 pm – Chelsea v Nottingham Forest, Sunday 28 May at 4.30 – Chelsea v Newcastle United

Board changes

Peter Wentzel has stood down from the Board and the Estates Committee. We will miss him and wish him a speedy recovery. In his place we are delighted to welcome Michael Kightley to the Board and are grateful to him for taking over as chairman of the Estates Committee.

Michael Kightley

Michael is an analytics consultant with many years of experience in applying advanced modelling techniques and technologies to business problems.

He graduated in engineering, has a postgraduate diploma in business administration, is a qualified accountant (CIMA/CGMA) and a Fellow of the Royal Society of Arts (FRSA).

He currently works part-time as a Director of Inflexion Analytics Ltd in the UK and Inflexion Digital Pvt in India. Previously he was a director of Thorogood Associates, a business intelligence consultancy with operations in the US, UK, Brazil, India, and Singapore. Prior to that at Glaxo he was the Finance Director of Global IT and headed up the commercial data science teams. That followed international financial roles with De Beers and Ford of Europe.



Michael moved to Rivermead in 2020 with his wife Jenni to be closer to the Hurlingham club after many happy years bringing up their two sons in Marylebone W1.

Nick Green

Nick Green will be taking over as chairman of the Finance Committee.

Nick first moved to Rivermead Court in 1990. He now shares a flat with his father Peter Green when not in Wiltshire where he has a house near Devizes. First job was as an oil broker, but he soon joined HSBC as an international manager, the beginning of a 34 year career in banking. With HSBC he lived and worked in a number of countries and cities including Hong Kong, Bahrain, Oman, Korea, Indonesia, New York and Paris as well as London. Following a 10 year spell with Credit Agricole Corporate and Investment Bank he has been back at HSBC for the past 5 years, this time as a consultant. He is married with 3 grown up sons, all of whom spent part of their early childhood at Rivermead. Among many other things, he enjoys horse riding, messing about in boats - and sunshine!



Earls Court



If you are interested to know about the plans for this enormous area, their proposals can be viewed at their new Conversation Corner on Lillie Road (opposite Hotel Lily). Conversation Corner will be open until Saturday 1 April, at the following times: Wednesday 12pm – 4pm, Thursday and Friday 3pm – 7pm, Saturday 11am – 3pm. There is also a webinar on Monday 20 March between 1.30pm - 2.30pm and you can download a brochure on the plans.

<https://theearlscourtdevelopmentcompany.com/consultation>

The New Traffic Scheme

Non H&F drivers who pass through the cameras in the side streets off Wandsworth Bridge Road and who do not have exemptions are now being fined. If your car is licensed in SW6, there is no problem and you can drive anywhere. The aim of the scheme is to discourage out of borough motorists from using our residential streets as a shortcut – but not to discourage those visiting residents. Importantly, all visitors – friends, family, carers, deliveries and tradespeople – can still reach every street without going through the cameras but they need to be careful.

You can book free access for visitors so they will not be fined if they have gone through a camera. This can be done using RingGo via its app, online or telephone them 020 3046 0170. For those who have problems using smartphones or laptops or do not have a RingGo account, there is a LBHF Clean Air Neighbourhood hotline 020 8753 3849. You can do this up to midnight on the same day as the visit. But be warned. If you do not have a parking permit - and many in Rivermead Court will not – you may need to first apply for an annual Resident Visitor Permit and this can take 5 days to set up. See <https://www.lbhf.gov.uk/parking/parking-permits>.

Recent Heating and Hot Water Issues

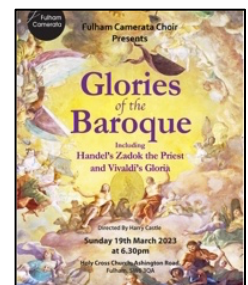
The work in the Centre Block on 9th March, in preparation for the new pipework system, caused unexpected and significant inconvenience to some residents. We want to explain how this happened and what is being done to resolve the situation; and, of course, to apologise. Nobody wants to be without hot water or heating.

The planned electrical installation required the shutdown of hot water and heating across our three blocks. The work proceeded as planned and in a supervised and proper manner; but unexpectedly when the current heating and hot water system was re-started it failed to run properly. We began immediately to diagnose the problem; or, as it turned out, three problems. One was fixed almost immediately (a module in the control system), one was fixed on Monday 13th when a new pump arrived; and the final problem (another pump) as soon as possible thereafter.

Some Local Entertainment

Fulham Camerata choir

Their next concert of baroque music is on Sunday 19 March at Holy Cross Church, in Ashington Road. Tickets cost £15 for adults – £10 for students and under 16s are free. For more details or to book visit the booking page on Fulham Camerata's website: <https://www.fulhamcamerata.com/>



Music by the Bridge

Regular concerts are held at All Saints Church, starting at 7.15pm and lasting 45 minutes, no ticket required. Next concert is on 14 April. More details at <https://www.allsaints-fulham.org.uk/musicbythebridge.htm>

Society of Fulham Artists and Potters

Spring Exhibition at Fulham Library, Monday 15th – Sunday 21st May

Fulham Palace and Riverside Studios

Fulham Palace has interesting talks, walks and exhibitions. <https://www.fulhampalace.org/whats-on/>
Riverside Studios has a great variety of plays, films and exhibitions. <https://riversidestudios.co.uk/>
And they both have good coffee places, too!

Are the geese back for a second year?



Contact details

If you have a problem and need to contact someone, please first contact the Porters' Lodge on 020 7736 3993 or 07384641606. The Estate Manager, Anne Isaacs, can be contacted on tel 07852 518 345 or email info@rivermeadcourt.co.uk. If you wish to contact a Board member, please leave a note at the Porters' Lodge.

Board of Directors

Thomas Hackett (Chairman)
Patricia Babtie (Company Secretary)
Keith Bedell-Pearce (Finance Committee;
Legal)
Fiona Fowler (Newsletter)
Peter Green (Pipework Committee)
Michael Kightley (Estates; Climate Change)
Deborah Richards (House Committee; Health
and Safety)
Tim Soane (Pipework Committee)
Michael Stevens (Pipework Committee)

Staff Complement

Estate Manager Anne Isaacs^[SEP]
Deputy House Managers
Berhane Dejenie, Terry Fowler^[SEP]
Porters Keith Moody, Rony Pereira, Abel
Abebe, Dylan Fowler, Ferenc Bartha, Faraz
Rana
Housekeepers Malinda Fowler, Cathleen
Gerald
General Assistants Roy Moody, Jaime
Villapa
Contract gardener – James Sheen Ltd



How shall we celebrate the Coronation?

Please can you complete the form below and leave your response at the Lodge or return to Deborah Richards.

- A vote for a Coronation Party on Tuesday 9th May
- A vote for the annual Garden party in June/July
- A vote for both a Coronation and a Summer Party