

Rivermead Court AGM
13th June 2023

Questions on the Annual Accounts

David Buik Flat 170 - With regard to the cost of the pipe work project, where are we? Where are we going?

It was estimated at the beginning of the works that the project would cost about £4 Million, with an equivalent sum to upgrade individual flats. The £4 Million is still our best estimate.

The main pipe work contract is for about £2 Million. In addition, there are fees for project management, quantity surveying and technical advice. The remainder of the monies will purchase the HIU's over future years and any remaining funds will be placed in an interest bearing account.

An additional request was that residents are given an update on the total cost for the project.

This was agreed.

Gavin Trechman Flat 19 - The Company owns five flats, why aren't they being sold?

Only two flats were potentially able to be sold as the other three were staff flats, though one is currently rented out.

The flats are being let at a competitive market rental; and therefore there is no need at the moment to realise the value of these assets.

Mike Dudgeon Flat 111 - Do the HIU's belong to RCL or the owner of the flat?

They belong to RCL.

General Questions

Peter Kerr-Dineen Flat 165 - With regard to the limit of one non transferable car permit per flat, he had several cars that might be brought to London and would like the permit to be interchangeable.

It was pointed out that residents had abused the system of multiple permits, in the past. However a single transferable permit is possible.

Caroline Fox Flat 95 - When could she move onto the new hot water system and have an HIU fitted?

John Wells, our consultant on pipework, is currently working on a schedule of which flats should transfer to the new system. As soon as the plan is ready, it will be communicated. The first connections will be later in 2023.

Susan Loder Flat 112 - Are there any plans for the Centre Block to be redecorated externally?

The South aspect is scheduled for redecoration in 2024.

Jen Tatham Flat 113 - How long will it be before we get our leases?

This is not the fault of the Solicitors, Bishop and Sewell, but the Land Registry. They have estimated that the leases will be ready by November 2024. If you are selling your flat B&S can arrange for you to have the lease within two weeks.

Dennis Petropoulos Flat 96 - Thanked the Board for the informative and timely communications

Air Conditioning - I live on the top floor and would like a solution, would the Board approve one.

The Crows are a nuisance, making noise and mess please can we have a system to keep the crows off the top floor?

The Estates Committee is reviewing what it can do to make the air quality and temperature reasonable. You are permitted to use a portable A/C system.

With regard to the Crows, we will find some expert advice on how we can best deter them.

Caroline Fox Flat 95 - Are there any plans for insulating the roof spaces?

The Estates Committee have insulation on their agenda, the solution has to be breathable and have ventilation, it will be put in as and when we next renovate each roof as the costs are prohibitive to make it a special project.

Jen Tatham thanked the Board for their unrewarded and tireless work on behalf of all RC residents.

All the resolutions (attached) were passed with a show of hands.

RIVERMEAD COURT LIMITED

Notice is hereby given that the Annual General Meeting for 2023 will be held at The Hurlingham Club, London SW6 on Tuesday 13th June 2023 at 6.30pm to transact the following business of the Company.

Ordinary Business

Ordinary Resolutions

1. To receive and adopt the Directors' Report and the financial statements for the year ended 31st December 2022 and the report of the auditors thereon (the "Accounts").
2. To re-elect Deborah Louisa Kate Richards, who retires by rotation, as a director.
3. To re-elect Michael James Stevens, who retires by rotation, as a director.
4. To re-elect Timothy John Soane, who retires by rotation, as a director.
5. To re-appoint Patricia Ann Babbie as a director who was appointed by the board of directors on 14th June 2022.
6. To re-appoint Michael John Kightley as a director who was appointed by the board of directors on 22nd November 2022.
7. To elect Nicholas John Gilby Green as a director.
8. To re-appoint Wellden Turnbull Limited as auditors and to authorise the directors to fix their remuneration.

By Order of the Board,

Dated 9th May 2023

Patricia Babbie
Secretary



Registered Office:
The Estate Manager's Office,
Rivermead Court,
Ranelagh Gardens,
London, SW6 3SB.

Note:

A member entitled to attend and vote at the above-mentioned meeting is entitled to appoint a proxy to attend, speak and vote in his/her stead. A proxy need not be a member of the company. Notice of the proxy should be addressed to the Company Secretary and deposited at the registered office not less than 48 hours before the meeting.

Joint Holders

All joint holders of a share may attend the meeting but only one may vote. If one or more do so, under Article 70 of the Articles of Association of the Company, the vote of the first named on the register of members kept by the Company will be counted. However, if the first named does not vote the second may do so and so on.