



**RESIDENTS' BRIEFING DECEMBER 2016**

# Agenda

- **Introductions / Directors**
- **Wear & Tear**
- **Gardens**
- **Gym**
- **Kewside**
- **Issues**
- **Small improvements made**
- **Keeping up to date**
- **Small improvements considered**
- **Windows Project**
- **Caretaker at Christmas**
- **HML Shaws - changes**
- **AOB**

# Introductions

## **Directors**

- George Cross – Chair
- Stephanie Henderson-Brown
- Ian Coates
- Hilary Oliver

## **HML Shaw– Account Manager**

- Lyndsey Ridgers
- Joshim Ahmed

# **Wear & Tear**

**Things that had died this year....**

- **Sauna boiler system – rusted and falling off**
- **Alarm system – spare parts no longer made**

**Things that are not well....**

- **Gates – wooden and car park**
- **Decking**

# Gardens

**Permeable gravel tree pits – 25 yr guarantee**



**Lawns scarified and re-seeded** with a drought tolerant grass, plus a top dressing - all without any extra cost

**Splitting and re-planting** of the large overgrown bushes, thus saving considerable costs





# Gardens

**Composting** of front and rear beds - mulch mixed with fine bark chippings



**Blue & white planting** in the rear gardens to match with the existing yellow/green

**Planting** of red geraniums in front beds

**Spring bulbs** were planted last year and this

**200 ground Vinca plants** planted on the rear bedding slopes to hold the soil down - negating the need to replace the low wooden boards inside the railings

**Planted barrel container** on the lawn has been used to cover the protruding steel girder



# Gardens

## **Pollarding of Riverbank trees**

After negotiation with four boat owners, riverbank trees were given their bi-annual pollarding – allowing views of the river from RP at lower levels

## **Trees in the Foyer and on the Outside Decking Area**

Gavin Jones now responsible for maintenance of the ficus trees in the foyer and bay trees on deck.

Two new bay trees were installed this year



# GYM

After 6 months, we now have Building Control consent from the London Borough of Hounslow to remove the partition wall and install 2 partly opaque glass panels to the corridor

Work gone out to tender and will commence in the new year

Kit not belonging to RP removed – liability

Review of kit after re-furbishment



# Kewside

Bugler Developments completed the site mid-summer

Almost completed their part of the party wall agreement

Damage to resident's car by Bugler concrete spillages now been rectified

High wooden fencing on the top of the west car park wall has been replaced



# Kewside

In discussion with Bugler Developments about the colour of the pointing on the re-built red brick west wall which does not match the existing wall



# Issues

- **Dumping furniture in bin rooms**
- **Stealing soap and toilet rolls from sauna**
- **Debtors**
- **Security – bike theft & tailgating**

# Small improvements made

- Guest room cancellation policy
- Guest room new mattresses
- Guest room bedding and linen replacement programme
- Black metal litter bins
- New lobby furniture
- Fire works
- Bay trees
- 45 active email subscribers on new system



# Keeping up to date

- Still have to use pigeon hole drops to ensure everyone is informed.
- Noticeboard is of limited use.
- Website has all general information and news items that are refreshed as needed.
- Fix it form on the website – sends email to Oscar
- [www.regattapoint.co.uk](http://www.regattapoint.co.uk)

**JOIN THE 45**  
**PLEASE SIGN UP!**

# Small improvements considered

- Outside electrical points
- Sink in car park for Oscar
- Extending cctv

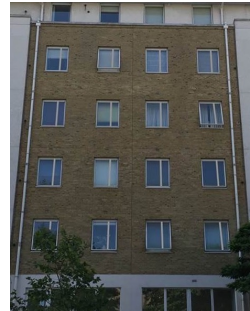
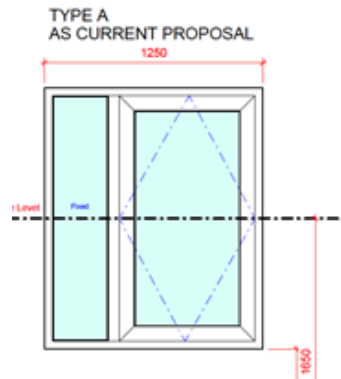


# Windows Project recap

- After an inspection of 6 flats (1 per floor) the surveyors advised that the windows were  
*“now very poor in relation to noise and heat loss”*  
*“quite probable “”hinge related defects will become and ever increasing maintenance liability”*  
*“the vast majority of windows are reaching the end of their serviceable life”*
- Legal Advice that any bill has to be divided up by the service charge (a third of flats have no roadside windows)
- The current design has an “inherent danger” and would not be acceptable under current regulations

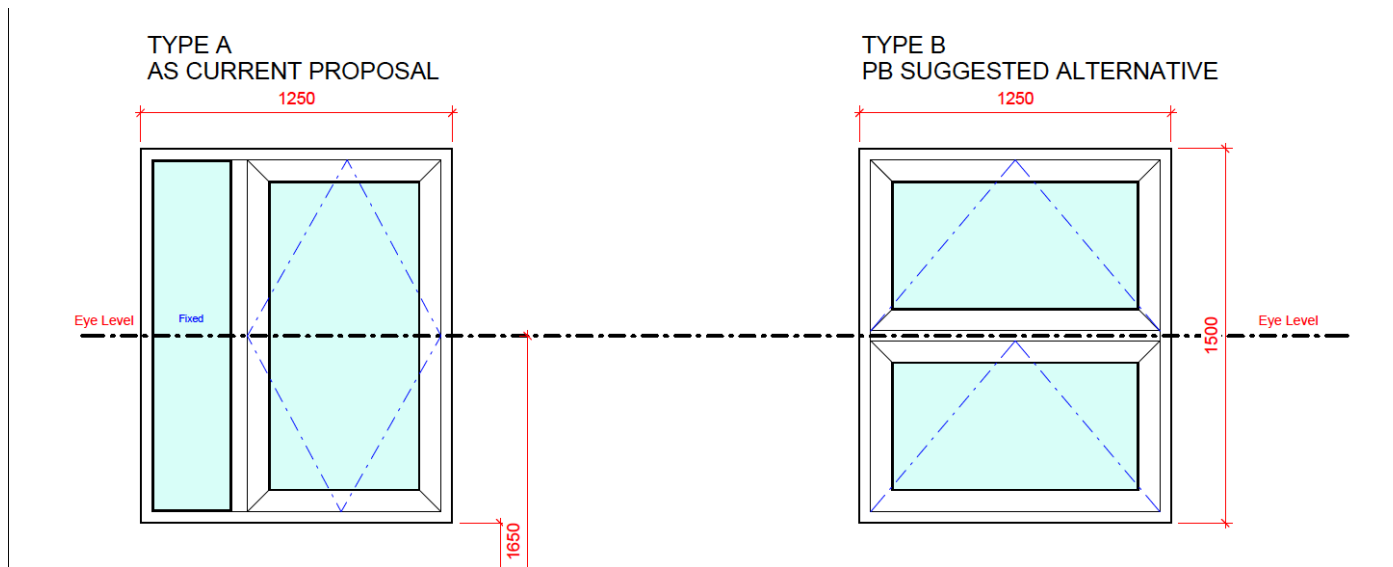
# Windows Project recap

- A warning of potential costs was included in September's service charge letter.
- Section 20 notices have been sent out to all owners conveying the intention to carry out the project
- The tender process has started with the "Option A" design



# Windows Project update

- First serious quote for Option A design £300k windows only – double what we hoped.
- Paul Bevins suggested a horizontal design

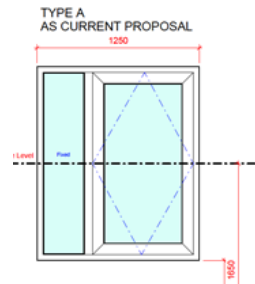


# Windows Project – V over H

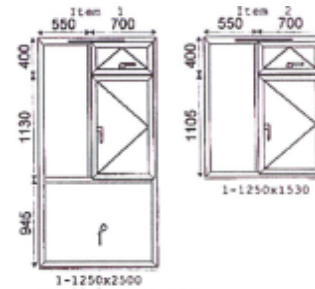


# Windows Project update

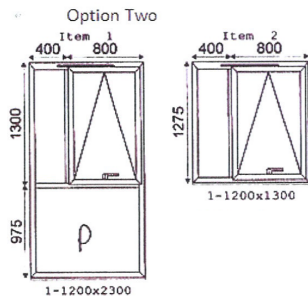
Asked surveyor to explore different simpler design: Retain a vertical split non-tilting, ventilation only, clean from outside



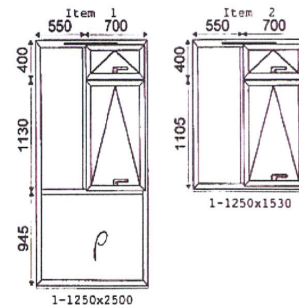
Option A



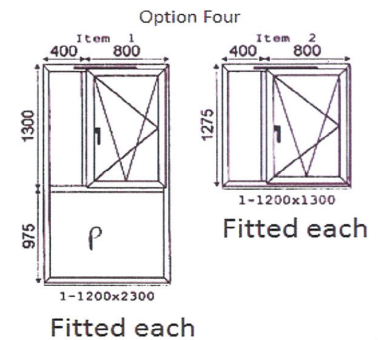
Option 1



Option 2



Option 3



Option 4

# Caretaker over Christmas

- Last day at work Friday the 23<sup>rd</sup> of December
- First day back - Tuesday the 3<sup>rd</sup> of January
- No office cover but additional cleaning



# **New HML Shaw changes**

- **Online system available**
- **HML Shaw re-arranged offices**
- **Joshim Ahmed – appointed to liaise directly with Oscar on day to day basis**



ARTIST'S IMPRESSION  
Not genuine drink on offer

**THANK YOU**