Subject:	**RIDGWAY: Windows Sub-Committee Meeting**
Date / Venue:	**Tuesday 27 September 2022, 6.30pm: Flat 11**
Committee Members	**Attendees**: David Robson (chair), Rob Lilley, Roy Elliot, Peter Rowell, Jonathan Campbell-James **Apologies**: Kathy Cruddas, Ffion Green, John Simister, Tracey Fletcher

1	**Minutes of Meeting held on 11 April 2022**	
	The minutes were accepted.	**Info**
2	**Matters Arising**	
	None.	**Info**
3	**Consideration of the architect's impressions of a refurbished Ridgway**	
	The Committee considered the images of a refurbished Ridgway prepared by HTP Architecture. Three versions had been prepared, two of which differed in appearance and two of which had the same appearance in different colours. All members of the Committee preferred the same design although some preferred the darker version and some the lighter. Specific comments included: **Jonathan:** Good. A preference for the darker coloured scheme. Would like a view of the front from the other end of the block as well showing the garage and the entrance. **Roy:** OK. The architect took a long time to deliver. The cost will probably be c£1.5m - £2.0m **Peter:** OK. The architect took a long time to deliver. Concerned at the thickness/weight of corner mullions. Need cycle parking. **Rob:** Overall impression very good. A preference for the lighter coloured scheme. **David:** Overall impression very good. A preference for the darker coloured scheme as this appears to sit better with the surrounding houses, church and overall location.	**Info**
4	**Consideration of the features and benefits of the projected refurbishment**	
	David reported that the architect had developed the images to show what he considered Ridgway could look like in line with the brief. The images show Ridgway with cladding as this would significantly improve Ridgway's insulation while minimising inconvenience to residents from refurbishment works. The Committee agreed that increased insulation over that provided by new windows alone would increase comfort and reduce heating costs in cold weather and also reduce heat gain in hot. It was noted that it should also reduce noise. Given the construction techniques it was noted that room sizes would also increase by around three inches as the new windows would no longer sit on the concrete floor slabs. *(Infill panels would cover the gap between existing flooring finishes – carpet or wood – and the new windows).* The Committee discussed the need to increase insulation in the light of the changes due in the minimum energy efficiency standards (MEES). Currently these allow properties to be rented which have an Energy Performance Certificate (EPC) of E or above but which from 2025 will be C or above. The Committee noted that in London it has been proposed that the requirement could be raised to B or above while the current EPC rating of flats in Ridgway for which EPC ratings were known ranged from F to C. The Committee discussed the various factors that inform an EPC rating and while noting that the type of heating and lighting have an effect, improving the building's insulation as well as that of the windows would provide the base for any major improvements. It was agreed that an estimate of the improvements in insulation provided by replacing windows and then by cladding Ridgway was needed.	**Info** **David**

	It was recognised that much detailed work would be required should it be agreed to develop the ideas behind the images including assessing issues of maintenance and longevity. Jonathan noted that he had shown the images of a refurbished Ridgway to a contact in Chancellors who knows Ridgway and whose immediate response was that flat values would likely increase by at least what a refurbishment cost while also making the block more attractive for rental. Jonathan undertook to ask his contact for a written valuation based on his knowledge of his own flat and the architect's images.	 **Jonathan**
5	**Finance**	
	The Committee recognised the need to ensure the value for money of whatever is proposed as well as the practicalities of financing the work. It was recognised that cladding Ridgway would cost more than replacing the windows alone but that this should improve comfort, reduce running costs and increase flats' values. It was agreed that a cost estimate was needed for the refurbishment shown by the images before any detailed work was undertaken. These could then be compared with the costs tabled at last year's AGM (which would need to be updated to reflect inflation to material and labour costs). It was also agreed that consideration should also be given to how a project could be financed. Roy noted that an initial cost estimate could be made based on a standard formula used in the construction industry using the total floor area to be refurbished. The Committee discussed possible alternative ways to finance a project: Option A: Allocating a pro rata cost of the project to each owner, leaving each owner with the responsibility for procuring the necessary finance e.g. directly from savings/capital, or by raising a personal mortgage to defray the cost. The benefit of this approach was simplicity and alignment with how Ridgway has financed major works in the past. The difficulty of this approach would leave the overall financing of a project – and its progress – dependent on all 24 owners paying promptly and to a timetable; it would be possible that some owners, for various reasons, may not. Option B: Consideration could be given to RMC securing financing for the whole cost which would be secured against a legal charge to meet outstanding costs placed on all owners prior to any sale of their flat. Some owners might decide to pay off their share immediately. Others might wish to make regular repayments over different time periods. Some might wish to pay off nothing until death or a sale transpired, at which point the capital and interest accrued would be claimed as a charge against sales proceeds. (As Andrew Jourdain of Chancellors Estate Agents estimates that the value of each flat is likely to rise in line with the cost per flat of the refurbishment (see 4 above) the net cost of refurbishment, excluding finance costs, could be nil). The benefits of this approach would provide owners with greater flexibility and ensure that refurbishment work would proceed without delays (and avoiding costs arising from delays). The Committee agreed that Option B should be explored further.	**Info** **David** **Info** **David**
7	**Next Steps**	
	As noted above the images show what could be possible and the matters arising show the key items – insulation and its effect, and cost estimates and financing arrangements – that are needed to inform how further work should be progressed.	**David**
8	**Feedback to RMC Committee members**	
	This will take place 3 October at the next RCM Committee Meeting	

The meeting ended at 8.40pm and the date of the next meeting is to be decided.