

Date: 8 November 2022 - Start time: 20.00 / Upstairs Meeting Room, The Roebuck

Flat/Present		Flat/Present (cont.)		Flat/Present (cont.)	
17	John Simister (chairman)	5	Roy Elliot	7	Rob Lilley (secretary)
17	Tracey Fletcher (treasurer)	15	Kathy Cruddas	2	Ffion Green
20	Edward Fitzpatrick (committee)	19	Martin Budden	14	Ladan Sianaki
11	David Robson (committee)	22	Jonathan Campbell-James		
16	Peter Rowell (committee)	13	Roger Fleming - Gale		

1	Adoption of 2021 AGM minutes	Agreed
2	Adoption of the Accounts (for the year ended 31st December 2021)	Agreed
3	Re-appointment of the Accountants (Beresfords)	Agreed
4	Monthly maintenance charges: As usual, increase by £5 per flat per year with the new monthly charge of £180 commencing 1st January 2023. Tracey to send out reminders in December 2021.	Agreed
5	Block payment to the Committee – to remain the same as in previous years Breakdown as follows: Chairman £2,400 pa Treasurer £1,400 pa Maintenance Administrator £1,800 pa Secretary £ 800 pa All payments are net of taxation	Agreed
6	Payment of Accountants’ fees	Agreed
7	Elections of the Committee: All members of the committee were elected to continue in their present roles.	Agreed
8	Future works projects. Window replacement / block enhancement The Windows Sub-Committee has now been running since March 2021 and has met five times. (<i>Meeting minutes on Ridgway website</i>). David went through the background of the Windows committee. It was agreed that a further £5,000 could be spent by the Windows committee on: 1. Developing an estimate of the level of insulation cladding Ridgway will provide, together with the current level of insulation, and that provided if the windows alone were changed, so that comparisons may be made, and the potential benefits seen. These improvements should be related to differences in EPC levels; 2. Developing a cost estimate for the refurbishment shown by the 3D images and compare with a cost estimate to change the windows alone. (This will include continuing discussions with specialists) All members of the Windows committee were happy to continue with their roles.	Info <

	Kathy asked that insulation of the roof be considered at the same time.	
10	AOB 10a: Roger raised a concern re fire detection and protection in the block. Roy raised a concern re EWS1 fire certificate. Both items will be addressed in next year's fire risk assessment.	Info

Meeting Closed at 20.50