

Subject:	RIDGWAY: RMC Committee Meeting Minutes
Date / Venue:	Tuesday 27 January 2025, 7.00pm, flat 17
Committee Members:	Attendees: Peter Rowell, Tracey Fletcher, Martin Budden, Neil Datta, John Simister, Rob Lilley, Apologies: Edward Fitzpatrick

1	PREVIOUS MINUTES These had been previously agreed	Info/Action
2	TREASURER'S REPORT £34,450 in Ridgway Bank Account Monthly maintenance: Now set to £275 as of January 2026. Tracey managing owners who are still paying at the old rate. Tracey went through the latest management accounts as of fourth quarter of 2025. Everything is on track with a slight underspend.	Info TF Info
3	BLOCK REPORT Peter to speak to Bernard Sims Associates (they performed the last fire risk assessment in September 2023) about when the next fire risk assessment is due. The high-level balustrade between the lift motor room and the ladder room is badly rusted and should be repaired. C/F Repairs to the lift at a cost of £1,224 + vat to go ahead. Peter to speak to Andy Penty about rerouting wiring in the top communal hallway, in order to conceal it. The next window cleaning is due to take place in June 2026.	PR PR PR PR PR
4	GARDEN MANAGER'S REPORT The first phase (of two) of the tree work by the Tree Company has started this week. Neil managing. Neil to obtain quotes from the gardeners to re-stain 2x side gates and replace missing bottom board as required. Kevin to clean the patio tiles at the rear of block. C/F from November 2025. Concerns were raised at the AGM re the state of the path leading up to the main block entrance. It was agreed that John would talk to Kevin about this. The path needs major cleaning, and a few slabs need repositioning and fixing.	ND ND JS JS/ND
6	FUTURE MAJOR WORKS None planned	Info
7	AOB Rob to check if the block insurance premium can be reduced by increasing the excesses on it.	RL

The meeting finished at 7.40pm.

Next meetings are: 21 April; 21 July; 20 October