

Subject:	RIDGWAY: RMC Committee Meeting Minutes
Date / Venue:	Tuesday 28 July 2026, 7.15pm, flat 7
Committee Members:	Attendees: Peter Rowell, Tracey Fletcher, John Simister, Rob Lilley, Edward Fitzpatrick. Martin Budden. Apologies: Neil Datta

1	PREVIOUS MINUTES These had been previously agreed	Info/Action
2	TREASURER'S REPORT £34,500 in Ridgway Bank Account All flat owners, except Michael Sparks at no 12, are now up to date with monthly maintenance charges. Tracey to send a chasing registered letter to Michael Sparks. Tracey went through the latest management accounts as of second quarter of 2026. Everything is on track with slight underspend on maintenance forecast.	Info TF Info
3	BLOCK REPORT Next fire risk assessment September 25, 2026. Rerouting of wiring in the top communal hallway, to conceal it. This has now been postponed until next communal areas' redecoration. Meter cupboard between flat 7 and 8 to be redecorated 1 & 2 August. Flat 23 has been given permission to park car in a space adjacent to garage wall. Visitor parking bays: lines to be repainted, with the two lines, parallel to the pavement, on either side, to be moved two bricks distance nearer the pavement, making the middle two spaces slightly wider. 5 visitor bays to have "Visitor Only" signs placed at the rear of each parking space in a similar way to the sign on the "Contractor Parking Only" space. Handle to be fitted to fire escape door which is adjacent to lift on top communal area.	PR Info Info Info JS JS PR
4	GARDEN MANAGER'S REPORT Sanding and varnishing of both gates now completed Phase II of tree pruning planned for Q1 2027. Neil managing.	Info ND

5	FUTURE MAJOR WORKS Proposed scope of work for front of block: • Replace existing slabs on pathway leading up to block front door with rough granite paving. Keep design as is. • Option to replace paving up to Refuse room with same rough granite paving • Remove cobble stone paving • Remove post & rail • Provide new topsoil, compost and fertilizer • Plant with new flowering shrubs Rose of Sannon (<i>Hibiscus syriacus</i>) – as Matthias Court planter opposite. Peter managing. See Appendix A for photos.	PR
7	2026 AGM The 2026 AGM will take place on Tuesday 20 October 2026, after the October RMC meeting. Neil has booked the Malborough. Times TBC.	ND

The meeting finished at 7.50pm.

Next meeting: 20 October / AGM 20 October

Left hand side of ramp



Right hand side of ramp



Proposed scope of works.

- Remove cobble stone paving.
- Remove post & rail.
- Provide new topsoil, compost and fertilizer.
- Plant with new flowering shrubs Rose of Sannon (*Hibiscus syriacus*) – as Matthias Court planter opposite.



Paving to be retained.