

Subject:	RIDGWAY: RMC Committee Meeting Minutes
Date / Venue:	Tuesday 5 May 2026, 7.00pm, flat 7
Committee Members:	Attendees: Peter Rowell, Tracey Fletcher, John Simister, Rob Lilley, Edward Fitzpatrick. Apologies: Neil Datta, Martin Budden

1	PREVIOUS MINUTES These had been previously agreed	Info/Action
2	TREASURER'S REPORT £32,112 in Ridgway Bank Account Five owners (including Michael Sparks at no 12) are not paying the current monthly maintenance charge. Tracey managing/chasing. Despite efforts, Tracey is unable to get a response from Michael Sparks at no 12. Suggestion is to send a registered letter. Tracey went through the latest management accounts as of first quarter of 2026. Everything is on track.	Info TF Info
3	BLOCK REPORT Next fire risk assessment to be done September 2026. The badly rusted high-level balustrade between the lift motor room and the ladder room has been repaired. Pickerings have been instructed to perform repairs to the lift at a cost of £1,224 + vat. Peter to speak to Andy Penty about rerouting wiring in the top communal hallway, in order to conceal it. c/f The next window cleaning is due to take place in June 2026. John to inform residents re parking bars to be reserved for cleaners. (And then Peter nearer the time). Meter cupboard door between flat 7 and 8 to be left open for the summer to ensure the walls dry out after the leak from flat 8. Decorative strip and side flashings between flat 16/18 have fallen off as have the panel between 20/24. Peter managing.	PR Info PR PR JS/PR Info PR
4	GARDEN MANAGER'S REPORT The first phase (of two) of the tree work by the Tree Company has been completed. Phase two is planned for first quarter of 2027. Kevin has cleaned the patio tiles at the rear of block. All agreed that Kevin did a very good job and they came up well.	ND Info

	Kevin to repair, sand and varnish two side gates, starting May 16.	ND
5	FUTURE MAJOR WORKS Concerns were raised at the AGM re the state of the path leading up to the main block entrance. It was agreed that Peter would contact a landscape architect(s) for possible ideas.	PR
6	LEAKS It was agreed that if any leaks (escape of water) occur in the block and the source is not easily and quickly identified that the Water Leak Company should be called in at an early stage as they appear to do a very good job including a fully comprehensive full report.	Info
7	2026 AGM The 2026 AGM will take place on 20 October, after a RMC meeting. If possible, at The Marlborough, where the 2025 meeting took place. Neil to arrange.	ND

The meeting finished at 7.40pm.

Next meetings: 21 July; 20 October