

Subject:	RIDGWAY: RMC Windows Meeting
Date / Venue:	Thursday 27 July 2023, 7.00pm, Flat 7
Committee Members	Attendees: Tracey Fletcher, Peter Rowell, John Simister, Kathy Cruddas, Rob Lilley, Roy Elliot, David Robson, Jonathan Campbell-James, Martin Budden

1	LAST MINUTES	
	These had been previously agreed	All
2	Governance, finance, and communication to flat owners of windows project passed to RMC. This should be addressed concurrently with the windows project to ensure we have our 'ducks in a row'. Tracey informed the group that under section 20 of the Landlord & Tenant act, we should give a minimum of three months' notice to flat owners of any large works (section 20).	RMC
3	Martin suggested that the roof is a standalone item and does not have to be part of the windows project. However, bearing in mind that if the roof is upgraded it might be worth doing concurrently with the windows using the same scaffolding. It was agreed that further consideration of the roof should be deferred until a decision is reached regarding the windows.	Info
4	John noted that projects in the past had been conducted on the basis that all flats paid an equal amount, notwithstanding that different flats may benefit in an unequal manner. All agreed this principle should be followed, with Jonathan observing that in this case project benefits need to be as equitable as possible, so that the project can secure broad support from owners.	Info
5	Discussion re solar panels on roof and payback period. As there are ongoing advances in technology, this will be looked at nearer the time. It was noted that solar panels require occasional maintenance.	Info
6	Martin raised the point that we should look at technologies used in other countries. Martin to investigate.	MB
7a	Discussion on cold bridging: Rather than full cladding, possibly just clad the external cold bridging areas. Conclusion was that this may cause more trouble than it's worth. Peter showed a diagram of the cold bridges within the block, which is basically where the flat side walls, floors and ceilings reach the outside of the block. From the survey carried out re condensation, the issue stretches from severe in some flats to none in others. Most flats, however, did have some.	Info
7b	Roy showed an example of Calsitherm Climate Board, a material that fixed cold bridging issues on the rear of flat No 5. This could be tried out (at Ridgway expense?) on two or three flats to see if fixes or at least helps with condensation issues. Repositioning of curtain rails, blinds etc may be required.	Info
8	Exterior insulation (e.g. cladding) is only one part of an EPC assessment, with owners having control of the other elements. There are several ways to improve a dwelling's EPC rating including new heating (radiators etc) and lighting (led). Discussion over block / individual flat responsibilities.	Info
9a	We do not have the current price for windows only. However, in 2020, Grabex quoted £417,950.65 inc. Vat for new windows for front, side and rear elevations. This includes fitting but not scaffolding. Roy is obtaining a current price for this quotation; David is also getting another one or two quotations for windows only.	RE/DR
9b	Roy said that current prices for new floor to ceiling windows are approximately £1,600 per metre (inc. Vat). So as an example, a living room 6M wide on the rear would be approximately 6 x £1,600 = £9,600 (inc. Vat and fitting, but not scaffolding).	Info
10	John had read a recent article that the chance of obtaining grants for this type of work have receded.	Info
The meeting finished at approximately 8.20pm Next meeting date TBD		