



Annual General Meeting

24th November, 2019

Minutes

Please find the minutes from Sunday's meeting below:-

- The meeting opened with a welcome from our Chair and special thanks were given to Coffee #1 for the use of their premises for the meeting and the fact they stayed late due to a mix up on the booking date.
- The minutes of the last AGM in November 2018 were distributed prior to the meeting and approved at the meeting.
- Chairman's report was distributed prior to the meeting and no questions were raised.
- The Treasurer circulated the accounts which had been reviewed by the allocated examiner (Liz Brearley) who confirmed to the AGM that the accounts for 2019 were in order and approved.
- The AGM approved Liz to continue to be the examiner of accounts for 2020.
- Agreement was made for the membership subscription to remain at £10 and £1 for concessions, this was agreed at the meeting.
- The chair thanked Trish Fosbury, Mike Roy and Barry Henderson for their hard work as they all step down from the committee.
- The AGM voted on the committee going forward to be:-
 - John Ashbery
 - Victoria Alexander
 - Steve Dodd
 - Tony Swinnerton

Please let us know if you would like to join us?

- The AGM agreed that RCV should pursue the following issues raised as 'matters for discussion'.
 - Crest Nicholson are withdrawing from the site and handing over to Pinnacle who do not wish to pick up responsibility until all snagging has been completed. RCV support Pinnacle in their drive to get Crest to resolve the issues.
 - Osborne Clarke have notified leaseholders that John Lewis Pension are offering the Head Lease for sale at £1,059,000 similar to the sale at Royal View. Barry Henderson stated that this is a specialist law area and getting independent advice was difficult. The first issue was whether it was for the freehold or the head lease (right to collect ground rent). Because of the difference, the freeholder appoints the management committee for the

head lease. Pinnacle are currently appointed by Crest Nicholson.

A question was asked about whether new owners could increase ground rent. This was answered from the floor that they can only increase by RPI per year.

There was a question on what the impact would be on the social housing (Curo) and there was not felt to be a concern but people should check the contracts they signed.

The chair asked if there were any concerns over Pinnacle to which the chair of Alexander House said that they have concerns over leaking from the roof. She confirmed that the feeling was the onsite staff do a good job but are not giving guidance from the management and the 5th Floor of the building is suffering from water inundation when it rains and the solutions put in place are not fixing the root cause.

Someone from the Floor also said that the same issues are occurring in Palladian with water damage.

There was a recommendation from the chair of Alexander House for blocks to get together to act as one with Crest to fix issues.

June Player, independent councillor for the ward, asked to be copied in any correspondence with Crest raising issues to see if/how she can help.

A recommendation was made to review the NHBC Guarantee as the guarantee gives 3 years on communal areas and 10 years on structural.

- In addition, the following concerns were raised at the meeting
 - Traffic Management for Sothert Avenue and Midland Road is not making progress, we have no answers to what is happening with traffic management, is there going to be a bus stop, when is the bus gate going to be installed.
 - An issue was raised for Health Care visitors who spend time trying to find parking which can be part of the care time.
 - There is concern around the Homebase development and a meeting was held at the Guildhall earlier in November. The plan is to build an integrated living space covering shops/restaurants/allotments/nursery schooling. Feedback from the meeting is that the plans look imposing and are close to Albert Crescent and Victoria Bridge Road. RCV will work to understand the wider implications to Bath Riverside residents both during development and once complete.
 - A question was asked about what is happening regarding Liberty Gardens as Pinnacle have written to the residents affected asking people to get involved in the planning and planting going forward.
 - No additional issues were raised from the floor.
- A survey on what members would like to see going forward was left on each table and members were asked to complete this in order to give the committee indication on what they would like to participate in going forward.