



30 May 2020

Dear All,

Firstly, we hope you are all keeping well and staying safe.

The purpose of this message is to update you on further plans for Riverside Avenue due to take place soon, but firstly we would like to say thank you to all of the residents for your patience, community spirit and general flexibility during the road works completed last year.

Road Repairs

As we mentioned in our communications back in February when the last road repairs took place, the main contracting company, WM Walsh Surfaces Limited, subcontracted to another company. With the keen eyes of committee members and some helpful residents we were able to monitor the work that took place. Following on from completion of the work, we were unsatisfied with quality of the works. We had concerns particularly with the robustness of the top section of the road. The main contractor agreed with our assessment and have offered to redo the works free of charge. They have also agreed to pay for any costs associated with maintaining access such as the providing and laying the rubber matting in the access road to Keyzers.

Since these works will result in access from the top of the road being closed again, we have also negotiated with the contractor to undertake repairs to a further section of the road which would itself have required the road to be closed in the same way. This new section for repair is where Riverside Avenue joins Old Nazeing Road. Many of you will have noticed that the road has subsided here leaving a 'ski jump' which already causes problems for some cars. The advantage of undertaking repairs to this section at the same time as redoing the section that was completed in October 2019, is that we will only have to close the road once rather than twice. We have therefore agreed that WM Walsh can carry out both repairs at the same time. WM Walsh have agreed to our requirement that they undertake this work using their own staff and do not rely on sub-contractors.

In order to undertake these works it will be necessary to close the top section of the road for a two-week period. **Currently the contractor has a window for this work to begin on Monday 22 June.** Access for residents will be negotiated (again) via Keyzers Road and during this period access will be limited to vehicles no larger than the size of a small delivery van, plus, of course emergency vehicles.

We want to give as much advance notice as possible to inform you of these proposals. If you have any major building works or events planned during this period perhaps you could let us know as a matter of urgency.



Schedule of Works

Below you will find the schedule of works and additional information.

TIMETABLE FOR ROAD REPAIRS

Date	Description of Work	Access
Monday 22 June	Lay rubber matting (Walsh)	Access at the top will be closed.
Monday 22 June to Friday 26 June	Work commences with cutting out concrete	Access via Great Meadow Keyzers Road only
Wednesday 24 June	Recycling bin collection	Access via Great Meadow Keyzers Road only
Monday 29 June	Concrete poured note: the contractor has agreed to fence areas off to avoid pedestrian access	Access remains via Great Meadow Keyzers Road.
Wednesday 1 July	Green & Black bin collection	Access via Great Meadow Keyzers Road only
Tuesday 7 July (Noon)	Curing of concrete complete road will reopen	Entrance to Riverside Avenue from 12 noon onwards
Wednesday 8 July to Friday 10 July	Repairs to Access Road (grass) to take place	

Bin collections

We are currently in the process of contacting the council who were very accommodating last time around. Given the works will be going on for two-week period, it is most likely they will have to enter Riverside Avenue using Keyzers Road but we are requesting that they use a smaller vehicle if possible.

For those at the top of Riverside Avenue where the works are taking place, it might be that their bins need to be moved so that they can be collected by the bin men. We will let you know where to move the bins to. If any of the residents require help, the committee will be on hand or possibly a neighbour if appropriate.



Other news

Trust land in Riverside Avenue

Further to our communications earlier in the year, as you are aware, some residents have been actively helping to clear the land. The new fencing has now been erected and some small laurels have been planted in the front which we hope in time, will grow giving some nice coverage in front of the fencing.

A group of residents have in their own right formed a group in order to bring the strip of land back to life (Rada Juric, Kate Osborne, Janice Russell, Elaine Thatcher and Andrew Ward) continue their works and have asked us to let you know that they are seeking your help in making the land available for community use once again. A number of residents had been meeting before the pandemic hit, to start clearing the land. Once clear, their intention is to start the process of landscaping so that it can be enjoyed by all who have an entitlement to it.

Once it is safe to do so, if you are willing to help and can spare time to help clear the land, they would very much like to hear from you. Please send an email to: riversidetrustland@gmail.com with your name and address so they can keep you updated on future developments.

RARA Financial Position and AGM

Thank you to all the residents that are up to date with their contributions. We are pleased to see that many residents have brought their contributions up to date since the last AGM and the roadworks were undertaken. Since May 2019, we have managed to collect a grand total of £7,430! This leaves us with current bank balance of £15,676 as at 31 May 2020.

We are still holding back a payment of c£9,000 which is owed to WM Walsh for the last round of road repairs. That money will be paid when the repairs are completed to our satisfaction. Taking that into account, we still have funds available of £6,676 which will cover the cost of repairs to the top of the road.

We will shortly be sending out Statements of Account to each of the residents. It would be much appreciated if you could pay your contributions by return and if anyone still have monies owed from previous years, we would very much appreciate if you could bring these up to date too.

We had hoped to have an AGM in June but of course that will not now be possible. We plan to hold one as soon as it is safe to do so. If it proves to take an unreasonably long time for us all to meet physically, then we will explore other ways we can allow you to decide who you want to co-ordinate work on our road and to provide feedback on the actions undertaken on your behalf.

On behalf of

The Committee of Riverside Avenue Residents Association



