

Minutes of Webb Estate Limited Board Meeting of 25/2/16

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Directors Present:

David Mullarkey (DM) - Woodcote Lane - Board Chairman and Chairman
Covenants
Len Porter (LP) - Silver Lane
Russell Pullen (RP) - South Border - Treasurer
John Dickens (JD) - Furze Hill
Geoffrey Bassett (GB) - Upper Woodcote Village
Owen Kelly (OK) - Birch Lane/Farm Drive - Minute Secretary
Richard Horton (RHO) - Furze lane
Alan Clarke (AC) - Promenade de Verdun

Shareholders Also Present:

Chris Nolan
Frances Dickens
Nevin Govindasami
Steve and Karen Williams

1. Apologies for absence:

Directors:

Bob Souter (BS) - (Rose Walk)
Tim Haden-Scott (THS) - Upper Woodcote Village
Greg Scorziello (GS) - Briar Hill

Others:

Rosanne Hughes (RH) - Chairman Amenities
Moir Fraser (MF) - Silver Lane - Chairman Planning

2. Draft Minutes of 9/12/15 Board Meetings and Matters Arising

In a previous note, later circulated to all board members, GB proposed that Para 9 of the minutes which showed Whitgift School to be the originators of the forthcoming Verdun Commemoration ceremony in P de V was mistaken and should be corrected. After discussion, it was proposed by OK and agreed that the following explanatory note be inserted in Para 9:

It has since been ascertained that this event was instigated by Geoffrey Bassett on his own initiative. He picked up the idea from a comment by Hitesh Shah, then Chairman of P de V road association, looking to promote the image of that road and the estate generally. The event is now fully supported by WEL.

The minutes were then agreed with no other matters arising.

3. Commonweal Site Update

The Chairman reported that the original school building has been demolished and there is nothing to indicate any change in the published plans for the site. He will update the board on any developments.

4. New Street Lighting

OK had circulated to board members a report of a meeting on 24/2/16 he had, accompanied by Rosanne Hughes and Bev Carter (representing Woodcote Lane), with Steve Gillen, area manager for Skanska, project contractors for the Council. OK spoke of the main points that emerged.

a) The terms of PFI contract between the Council and Skanska restricted the work to replacing estate lamps in their original positions on a one-to-one basis with no allowance for shifting positions of individual lamps or adding more lamps. Therefore, the costs of any additional or adjustments to lamps would have to be met separately by the Council or the residents themselves. As for concerns that the new lamps are too high, Mr G said it would be relatively inexpensive to lower them but it is not covered by the contract.

b) Again under the terms of the PFI contract, it appears that lopping of tree branches obstructing lighting from the new taller lamps is not covered and that cost will have to be met by the Council or by the owners of the properties on which the trees are located. There have been later indications, yet to be confirmed, that for this purpose *the Council will permit pruning to clear the area around the street lights. Although having stood down from the board, RH is kindly continuing ongoing email correspondence with Council officers with a view to obtaining a decision to have all the relevant trees trimmed in one operation at no cost to residents.*

c) Skanska will deal with reports of damage and rust in the new columns before the contract completion is eventually signed off by the Council.

d) OK has been trying without success to have sight from the Council of any assessment reports on the estate street lighting needs prepared before the contract was awarded. Mr G confirmed that there are such reports that will be held both by the Council and Skanska and he would try to locate and let us have sight of those held by his company.

e) In view of recent hooligan behaviour involving the heavy plastic interlocking barriers protecting column installations, Mr G promised to reduce their number on the estate to those absolutely necessary and have them more frequently checked.

f) In his expert capacity Mr G agreed that the area at the junction of Woodcote Lane/ Pde V and Rose Walk is poorly lit and he suggested the position for an additional lamp near the delayed opening gate into Woodcote Lane. Bev Carter is going to ask the Council to measure whether that area meets agreed national standards for street lighting.

After some discussion on the foregoing, and in the event that the Council will not extend the terms of the contract, then it was agreed that it should be left to individual road associations to decide what, if any, alterations or additions they wished to make and be prepared to meet the financial cost. In order to coordinate the response from the Estate each road director was asked to respond to OK who would ensure that that mixed signals are not sent back to the Council/Skanska. Meanwhile, we await to hear what the Council's stance will be on these matters.

5. Lord Roberts Status Update

The Chairman reported that as far as he knew, the planning application affecting the property, to which WEL vigorously objected, has not yet been decided and there is nothing more the company can do at this stage.

6. Draft Guidance Booklet

The Chairman referred to the latest draft circulated of the guidance booklet and thanked those who have already made suggestions and contributed to its contents. But he urged those directors and road chairmen who have not already done so to circulate to their

residents copies of the draft booklet to seek their comments and contributions. It was intended that the booklet be approved and adopted at each /road AGM in the year 2016 and also be discussed and adopted at the Company's AGM. Directors were asked to notify the Chairman of the proposed date of each road AGM. He would be happy to attend if possible. In the meantime drafting comments should be sent to the Chairman/ by any /means, electronic or otherwise. Relevant photographs would also be welcome contributions. Frances Dickens has kindly offered to assist in the production and printing the leaflet and would be willing to have photographs or documents emailed to Frances Dickens [FDickens@astusgroup.com]. Those that that cannot be sent electronically can be delivered to her home address at 15 Furze Hill. The Board did not consider it appropriate to seek to defray the cost of printing by seeking sponsorship from local professionals.

7. Battle of Verdun Commemoration 2016

GB and AC reported that they and BS are organising this event in co-operation with Whitgift School and the French Embassy and the date is fixed for Friday, 11th March, 2016, at 11 am at the War Memorial in Promenade de Verdun. Further details are being prepared by GB and AC for circulation to estate residents and beyond inviting those interested to attend. VIPs will also be invited. Arrangements are being made with the Council to delay the waste and recycling collections due in P de V that morning.

8. AGM 2016 Arrangements

After discussion, a provisional date on Wednesday, 1st June, was agreed subject to availability of the Cumnor School Hall and other considerations. The Chairman agreed to prepare all the necessary papers. He also gave notice that under the company's policy of rotational appointment, the directors of the following roads come up for re-election this year:

Farm Drive

Promenade de Verdun

Rose Walk

Upper Woodcote Village

9. Committee and Other Reports

a) Covenants and Planning

Under covenants, DM had nothing new to report.

Under Planning, he reminded those present that they already receive MF's excellent monthly planning updates and there is nothing that requires further discussion at this stage.

b) Amenities

The Chairman announced that Rosanne Hughes has, because of other commitments, stood down as Chairman of Amenities and could not be present at this meeting . On behalf of the board he thanked Rosanne for all the years of excellent work she has done for the company and the estate residents generally, such as organising the annual road gritting arrangements and many other things including liaising with the Council and its contractor on the new street lighting. The board is now seeking a replacement for Rosanne. Meanwhile, OK who is already involved in the street lighting, will take over that particular role.

c) Security

OK reminded members that they each receive his monthly email and alert reports on incidents on the estate and we are currently enjoying a relatively crime free period but that record was partly spoiled on a Friday evening earlier this month when lamps on gate pillars in Furze Hill were smashed and later reported to police. This was the subject of a neighbourhood watch alert email message he sent that evening. It could be linked to anti-social behaviour that same evening when heavy plastic barriers protecting street lamp works were thrown into the road in Furze Hill and created road safety hazards. Similar behaviour

involving the barriers occurred on a Friday evening a week later. Suspects are groups of youths on foot passing through the estate high on drugs or alcohol. It was agreed that residents with private security cctv should be encouraged, where possible, to focus on passers-by to increase the chances of identifying the offenders.

Finance

RP reported that monies had been received for the sale of two freehold reversions in Upper Woodcote Village and the issuance of shares in the Company. Other than that there were no significant change in WEL finances since his last report and RP will now be preparing the statutory annual accounts in good time for the AGM.

WEL Website

RHO reported that the website is functioning well and would like to see more shareholders using it. The board agreed.

10. Any Other Business

AC reported that he has finally obtained a financial contribution from Cala Homes towards the repair of the road surface in P de V caused by heavy vehicles during the building of the two mansions in that road. He has engaged a contractor for the work and invites any other road association to contact him if they wish to have similar repairs done.

Frances Dickens drew attention to excessive speed by vehicles in Furze Hill and wondered how it could be restricted. It was agreed we have a 20 mph speed limit but as a private estate it may need a test case at court to see whether that is enforceable, assuming we could prove the speeding and identify the driver. OK opined that despite the delayed opening gates, the estate could be regarded as a place to which the public has access and therefore the general 30 mph limit in built up areas would also apply.

The Chairman raised a concern expressed by a resident about a dispute with their neighbour over the maintenance of a hedge running along the side of the rear garden. While the Board had every sympathy with the problem raised it was agreed that it was not something that the Company could or should seek involvement.

There was also discussion on unauthorised parking at the foot of Furze Hill and in Furze Lane. It was agreed that WEL has the power to enforce no parking by monetary penalties but that involves outside agencies to administer enforcement with all the associated costs. How far that should be taken is a matter for the individual roads concerned.

12. Date and Venue of next meeting

The next Board meeting will be at 7.30 pm on Wednesday 27th April 2016 at 12 Woodcote Lane by kind courtesy of David Mullarkey.

The meeting ended about 9.35 pm with warm thanks to Alan and Annette Clarke for their generous hospitality.