



LONDON'S BEST KEPT SECRET

## **Minutes of Board Meeting on 9th May 2018 at 15 Furze Hill, Purley**

### **Directors Present:**

Frances Dickens (FD) - Chairman  
David Mullarkey (DM) - Woodcote Lane - Chairman Covenants  
Leslie Aarons (LA) - Briar Hill  
Hasnain Abbasi (HA) Birch Lane  
Sarah Marsden (SM)- South Border  
Bob Souter (BS) - Rose Walk  
Hitesh Shah (HS) - Treasurer - Promenade de Verdun  
Tim Haden-Scott (THS) - Upper Woodcote Village

### **Shareholders Present:**

Chris Nolan (CN) Silver Lane  
Peter Nolan (PN)

### **1. Apologies for absence:**

Apologies had been received from Alan Clarke (TSB), Len Porter (SL), Johnny Dickens (FH&FG).

### **2. Minutes of Meeting on 12 February 2018 and Matters Arising**

These had already been agreed by email and circulated to shareholders.

There were no matters arising other than appearing later in the Agenda.

### **3 Appointment of Hasnain Abbasi**

FD welcomed Hasnain Abbasi to the meeting as road director for Birch Lane prior to formal appointment at the AGM.

### **4 Estate wide (FTTP) broadband proposal**

The survey phase is now in progress & we await the project plan although this may be in June now.

It was noted that the second payment of £680 per property should now be requested from all participants. OpenReach have assured us that in the unlikely

event of 'complicated' driveway works being required to a particular property, a full cancellation refund will be provided if necessary.

## **5. Insurance Update**

BS reported that he had now confirmed cover for employers PEL and also for directors and officers of the company.

It was not possible to arrange cover for individual road officers, but as the roads are owned by WEL and the road associations are not "legal entities" it is unlikely that any liability extended to roads committees or their officers.

## **6. 18 Rose Walk and 105 Foxley Lane**

DM reported that planning consent was granted on the basis that the site was originally part of Foxley Lane and only subsequently was it appended to the rear garden of a Rose Walk plot. Therefore it could be argued that this was not a conservation area issue.

DM said that the developer sought a good relationship with WEL and he was willing to make a substantial payment for our consenting to his proposal. He was aware that any variation to a covenant would need consent from a General Meeting.

Specialist legal advice had been sought which was discussed and it was agreed that a suitable proposal would be put to our next AGM conditional on a formal offer being received from the developer.

## **7 Lord Roberts Update**

It was noted that a small number of Upper Woodcote Village residents continue to be unhappy with disturbance from the additional traffic attracted to the Lord Roberts. THS had met with them and the LR and hopes that this will now move forwards on a more amicable basis.

THS is in the process of getting quotes to re-surface the forecourt outside and to mark out parking places.

Discussion is ongoing with LR regarding granting an opportunity for a community purchase of the shop, should the current owners ever wish to sell. No discount is expected and no advantage is sought other than to have sufficient warning to be able to co-ordinate getting funds committed in order to table an offer.

## **8 Finance, Planning & Covenants, Amenities and Security**

**Finance** - HS reported that an additional charge had been made for road gritting in April. This was agreed as reasonable and the additional cost would be invoiced to road associations when the cost for next years payment would be charged out.

HS also reported that longstanding non repayable loans had been capitalised in our accounts as part of a process of tidying up the accounts.

**Planning** – Moira Fraser's monthly reports were noted. No major applications had been made which were of concern.

**Covenants** – The owner of Garden House plot, Woodcote Lane had agreed to pay a £5,000 charge for consent for a rebuild, but this had still to be received.

**Amenities** – Nothing to report.

**Security** – the Neighbourhood Watch reports from Owen Kelly had been read and noted.

It was reported that our community police officers considered that CCTV cameras on all gates into the Estate would act as a deterrent to those who do not have legitimate business and greatly improve security. This will be possible once the broadband project is completed.

## **9 20 MPH Speed Limit Proposal**

A resident in Silver Lane had suggested that the estate 15mph limit should be increased to 20 mph following the introduction of this limit on all but major roads in the area. After discussion it was agreed that the status quo should continue as we would need to change all signage, and also existing speed humps may have been designed with the 15 mph limit in mind.

## **10 GDPR**

In order to comply with GDPR, recipients of estate mailshots etc needed to specifically opt in by 24<sup>th</sup> May in order to remain on the mailing list. Of 232 residents currently on our mailing list, 45 still needed to respond. FD will advise roads of those residents who have not responded by 24<sup>th</sup> May and directors will be able to make contact as appropriate with those residents

## **11 Administrator**

The need for an Administrator to deal with routine WEL business was further discussed. The role was wide and it was agreed that a job specification should be produced by FD/DM/HS in order to further consider how a suitable person or company might be identified

## **12 AGM**

Arrangements were discussed for the AGM to be held on Wednesday 13 June at Cumnor House School, Woodcote Lane, with refreshments at 7.30 for an 8pm start.

It was agreed that all residents should be invited although only shareholders could vote. THS agree to check off attendees as they entered & provide voting indicators to shareholders.

Papers will be circulated to directors shortly for approval prior to full circulation to all residents the week of 21<sup>st</sup> May.

Two important resolutions will be put to a vote at the meeting, so the Directors were asked to encourage their residents to attend.

### **13 AOB**

PN had attended to outline some preliminary work he has undertaken on the case for a consultation process to examine the options to approve Estate management.

Webb Estate was compared to other similar estates around London and a number of views were expressed as to why we are not considered a premier estate. Any initiatives to improve roads should be considered on an estate wide basis as this would be more effective in terms of both costs and image.

PN agreed to present thoughts at the AGM with a view to voting on a resolution to empower the directors to review the process and present options/recommendations back to residents in due course.

HA enquired about placing some new signage on WEL land at the junction of Birch Lane and The South Border. This was approved but FD explained that she is about to embark on a review of all estate signage with a view to rolling out a common design estate wide to reflect the updated logo and website look. The new sign should wait until this is agreed

All directors agreed to audit all signage in their roads and provide to FD a picture of each together with either a sketch or description of the location of each.

### **10. Date and Venue of Next Meeting**

FD would circulate a schedule of dates for our next meeting. Directors were asked to advise which dates were unsuitable.

*(Subsequent to the meeting, the next meeting will be held on Thursday 26 July at 48 Furze Lane at the kind invitation of Andy Paice.)*

The meeting ended around 10.00 pm with thanks to Frances and Johnny Dickens for their generous hospitality