



LONDON'S BEST KEPT SECRET

Minutes of Board Meeting on 26th July 2018 at 48, Furze Lane, Purley

Directors Present:

Frances Dickens (FD) - Chairman
David Mullarkey (DM) - Chairman Covenants
Hitesh Shah (HS) - Treasurer
Hasnain Abbasi (HA) Birch Lane
Leslie Aarons (LA) - Briar Hill
John Dickens (JD) – Furze Hill
Andrew Paice (AP) - Furze Lane
Alan Clarke – (AC) – Promenade de Verdun
Bob Souter (BS) - Rose Walk
Len Porter (LP) – Silver Lane
Tim Haden-Scott (THS) - Upper Woodcote Village

Shareholders Present:

Peter Nolan (PN)

1. Apologies for absence:

Apologies had been received from Sarah Marsden (TSB) and Richard Geering (WL)

2. Minutes of Meeting on 8th May 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. Estate wide (FTTP) Hyper Fast Broadband

Work has now been completed in BH & is well underway in UWV & SL with FH due to start on Monday 30th July.

Awaiting advice of which roads will then follow. Furze Lane will be done last due to the complexity of the installation. Completion is still scheduled for June 2019.

4. 18 Rose Walk and 105 Foxley Lane

DM advised that the paperwork for this was in progress.

5. AGM Debrief

FD advised that attendance was good, it was agreed that the format seems to work with no need to change anything. Our thanks were noted to Cumnor House School for use of their facilities.

6. Finance, Planning & Covenants, Amenities and Security

Finance:

HS reported the following;

Financial Statements for the YE March 2018: This need to be signed and submitted to HMRC and Companies House (CH)- Hitesh to deal with

Winter gritting payments of £ 1,800 will be collected later from the road associations

De-registration of the company for the Corporation Tax with HMRC: The company has been registered with HMRC since the inception and paying the Corporation Tax on the surplus income received over the year. After doing some research, it may be possible to deregister the company for the Corporation Tax purposes with HMRC, if the income is generally used for the benefit of the residents- Hitesh to investigate further.

Planning: There was much discussion regarding the planning application for 95/95a Foxley Lane. It was decided that given the current attitude of the Croydon planning authorities objections were unlikely to be accepted. DM will however contact the developers with regard to the covenants and WEL's property interest in Foxley Lane.

The development of flats in both Manor Way (backing onto Silver Lane) and Monahan Avenue (backing onto Furze Hill) were discussed. It is clear that the periphery of the Estate is changing, and we will need to continue to strongly enforce covenants within the Estate.

Covenants: The payment for Garden House, Woodcote Lane has been received.

Amenities: Nothing to report.

Security: Nothing to report.

7. Future Plan

Two documents prepared by Pete Nolan & circulated prior to the board were discussed in detail.

There was unanimous support for the proposal in principle, subject to costs being confirmed. The estimated costs were agreed to be reasonable & acceptable.

It was agreed to prepare a comprehensive document for circulation to all residents by the end of August and to set up a series of discussion meetings for each road in Sept/Oct with a view to approval by the Directors at the next WEL board meeting.

All directors to provide their views on the content of the document ASAP to FD/PN.

8. AOB

Foxley Lane Roadworks – until September

The issue of rat-running on Wednesday evening following the start of the road works in Foxley Lane was discussed. FD reported that SES had now provided the agreed 'Resident Access Only' signs which had been kindly put in place late on Thursday afternoon by Kirit Chouhan from Briar Hill as SES were unable to allocate manpower to do this for several days.

These are at 5 points around the estate and all residents are asked to keep an eye on the positioning of the signs in case they get moved.

Various ideas to minimise rat-running were discussed but it was agreed to monitor over the next week so see if this settles down.

FD and LP advised that they had arranged for an override switch to be added to the FH and SL gates on Tuesday 31st July. This would allow the induction loop & push button to be turned off manually if required. Access would still be possible for residents by fob or registered mobile and by the emergency services who use an FP drop key.

If rat-running due to the road works got too bad this could be deployed at certain times (e.g. 8am to 9am on weekdays) and all residents would be informed.

WL to advise asap if they wish to also install a switch on their gates.

UWV Parking

THS advised that this had been raised again & there was a proposal to re-surface the forecourt outside the Lord Roberts which is owned by WE and then paint parking bay markers. It was agreed that THS would ask the new chairman of UWV to revert to the Board with a formal proposal which is supported by UWV residents setting out cost implications and suggesting how such costs should be borne as between the business, UWV residents and WEL.

FD suggested that as an alternative, signs saying 'no parking beyond this point' could be put up as the road splits round the green to make it clear where the public road ends. In order to be effective this does require the residents of UWV to keep their cars off the road too. THS to consider with new chairman.

Airbnb

FD raised her concern that a room in another house is being offered on Airbnb. The directors agreed unanimously that advertising on Airbnb is a clear breach of the covenants and cannot be allowed. THS commented that HMRC has also ruled that letting on Airbnb does not qualify under the rent a room allowance either. The director agreed to speak to the resident about this.

Feeding Foxes & Pigeons

AC raised the issue of foxes and pigeons being fed in a house which is creating nuisance. It was agreed that AC will speak to the resident to explain the concerns of other residents & ask them to stop otherwise further action will be taken as has been done previously elsewhere on the estate.

FL Parking Enforcement Scheme

AP advised that a parking enforcement scheme will be commencing in Furze Lane shortly to deal with the parking by people who are not residents of Furze Lane.

Non-FL Resident vehicles will incur a £100 fine which will be dealt with by a parking company.

All residents are reminded that NO PARKING is allowed on any road on the Estate other than for residents of Furze Lane who may park on their road if necessary due to the narrow nature of their driveways.

10. Date and Venue of Next Meeting

The meeting ended around 9.30 pm with thanks to Andrew Paice for his generous hospitality. Next meeting 7.30pm on Weds 24th October 2018 at Wittsend, PDV by kind invitation of Alan Clarke.