



## **Minutes of Webb Estate Limited Board Meeting of 8/2/17**

### **Directors Present:**

Frances Dickens (FD) - Chairman  
David Mullarkey (DM) - Woodcote Lane - Chairman Covenants  
Len Porter (LP) - Silver Lane  
John Dickens (JD) - Furze Hill  
Alan Clarke (AC) - Promenade de Verdun  
Owen Kelly (OK) - Birch Lane/Farm Drive - Minute Secretary  
Leslie Aarons (LA) - Briar Hill  
Bob Souter (BS) - (Rose Walk)  
Tim Haden-Scott (THS) - Upper Woodcote Village  
Hitesh Shah (HS) - Treasurer - Promenade de Verdun  
Sarah Marsden (SM) - South Border

### **Shareholders Also Present:**

Chris Nolan (CN) Silver Lane

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

#### **Directors:**

Richard Horton (RH) - Furze lane  
Russell Pullen (RP) - South Border - Treasurer

The Chairman explained that Russell Pullen wished to step down as WEL Treasurer and Road Director for The South Border and that Sarah Marsden has agreed to take over as Road Director with Tony Carter Clout kindly agreeing to support her by taking on the Treasurer role for TSB. It was agreed to co-opt Sarah and formally approve this at the AGM in June. Thanks were expressed for the huge contribution made by Russell over many years.

### **2. Fibre Optics for Estate Presentation**

The Chairman explained that this was postponed because BT had as yet been unable to provide the essential information of approximate costing for what was being proposed. When that is known, those offering the presentation will be re-invited. The Chairman distributed to members hard copies of a more recent paper on the subject from Liam Scorsziello and promised to provide an email version for circulating to all residents. A vote of thanks was agreed for Greg and Liam Scorsziello and Hannan Chaudery in recognition of the work and expertise they have already put into this project. The chairman suggested that a short one off meeting be set up to discuss questions arising from the document and the quote once received from BT, which was agreed to be the best course of action.

### **3. Minutes of 14/9/16 and Matters Arising**

These had already been agreed by email and circulated to shareholders. There were no matters arising.

#### **4. New Company Secretary**

Hitesh Shah was welcomed back as a member of the board. He was proposed and agreed as company secretary replacing the private solicitors hitherto supplying that service and also will take over from Russell as WEL treasurer.

#### **5. AGM 2017 Arrangements**

The Chairman confirmed the date for the AGM as Wednesday, 21st June, 2017, at 8 pm, at Cumnor House School Hall, Woodcote Lane and nearer the time would ask for volunteers to assist in preparing the hall seating and other arrangements on the evening.

#### **6. Automated Gates Consultation**

The Chairmen circulated to members copies of a statistical survey of the responses she has received to the invitation she had made to shareholders to comment on finance and other aspects of an outline proposal she is making to provide automated gates and CCTV coverage on every entry road to the estate. Of 86 responses, 69 said yes, 11 said no and 2 were of mixed response - so there is strong majority support (85%) in favour of the project. THS agreed to take 'ownership' of the project and will seek to bring together a working group of residents with experience in this, or associated, fields with which to take it forward.

#### **7. Woodcote Lane Traffic Management**

DM reported that there have been no incidents recently of unauthorised drivers challenging volunteers checking incoming morning traffic. More school staff are now being deployed thereby relieving pressure on resident volunteers. The scheme still operates to good effect.

#### **8. Committee and Other Reports**

##### **Planning**

All members receive Moira Fraser's monthly planning reports and the Chairman drew attention to Moira's request that there may be a need to monitor the growing number of applications for lopping or felling trees to ensure it does not become excessive and damaging to the estate's character.

##### **Covenants**

LA enquired whether covenant restrictions should apply to a 3 feet high wooden screen with a base about 3 feet above ground level in Briar Hill, visible from the road, that is considered visually unattractive by a road resident.

DM advised that If there was a potential breach of covenants he would ask the road concerned to present him with the relevant title and evidence of breach and confirmation that the owner had already been approached. If the covenants were likely to be in breach he would seek authority from the board to proceed. Costs may need to be under written by the road affected.

##### **Amenities**

In the absence of Steve Williams (Chairman Amenities), OK reported that there are no new matters in respect of street lighting and, although the new lighting is generally accepted as an improvement, there are still pools of darkness where it is the responsibility of respective road associations to seek greater improvement if desired.

##### **Security**

OK reminded members that they receive his monthly and incident reports as they arise. He mentioned the recent burglary in Furze Lane where two residents acted bravely in going to confront and chase off two male suspects from a burglary actually taking place.

The recent fly-tipping in South Border was discussed and the commendable act of a near neighbour to the scene who, rather than rely on the foot dragging Council to remove the very offensive eyesore and road safety hazard, arranged and paid for a private contractor to remove it forthwith. It cost him £350 and the question arose as to whether, and how, he

should be compensated. After discussion regarding shareholders versus residents funding it was agreed he should be refunded by WEL funds.

Similar reasoning was applied in dealing with a request from BS, on behalf of Rose Walk road association, to recover £180 paid to their CCTV contractor to download footage showing detail of a tipper lorry suspected of the fly-tipping in South Border, the evidential value of which is still to be assessed.

FD agreed to confirm the percentage of shareholders (now over 90%) and advised that encouraging recruitment of shareholders and transfer of shares on sale of properties will be discussed closer to the AGM.

### **c) Financial Update**

For health reasons RP was unable to attend and before the meeting emailed to the Chairman a report saying there was little financial movement since the full statement presented the last board meeting. All road gritting contributions have been received. Apart from three outstanding payments from properties in Birch Lane, all roads insurance premiums have been paid.

Other inpayments were annual interest from Bank of Baroda and one right of way fee of £350. We await final charges from ASB solicitors who hitherto have acted as the WEL company secretary.

## **9. AOB**

### **Guidance Booklet**

LP congratulated the Chairman on production of the excellent estate Guidance Booklet. The Chairman stated that the credit must be given to DM who conceived and wrote the booklet - she produced the printed copy.

The Chairman advised that as mentioned previously, she intends to launch the website and Handbook to local estate agents so that they are aware of the facility and will provide them to potential buyers and in particular advise early of the need to include share transfers in the sale process. She also intends to prepare a welcome pack for all new residents to include the handbook, website information and an invitation to join the mailing lists. She requested the email addresses for those agents the directors thought should be invited to such an event.

### **Website**

The Chairman asked that the directors consider providing information on their road charges to be included on the relevant page of the new website. In her opinion these are much lower than people would expect and so are a positive point to have shown. It was agreed that Directors should consider with their members and say whether or not they wish this information to be shown.

### **Proposed Woodcote Lane/ Foxley Ornamental Gates**

THS reported that his planning application to erect ornamental pillars and gates at this entrance to the estate was rejected by the Council planners on conservation area grounds and because the proposal was an erosion of the character of Woodcote Lane. THS is in the process of preparing a fresh application.

### **Nuisance car**

THS mentioned a white BMW car, registration number PF10WXD, being witnessed by a private security officer being driven at dangerously high speed around Upper Woodcote Village green. When spoken to the young male driver said, amongst other things, that his parents live on the estate and had been told by his father that UWV is a private road as such there was no speed limit. This is obviously incorrect so if anyone does know where this car is

kept we will educate the resident concerned.

### **Proposed P de V Stop sign**

HS and BS reported that they are researching the options and costs of how best to make the junction of PdV, Woodcote Lane and Rose Walk safer and, when completed, will discuss with PdV residents.

### **Lord Roberts**

DM reported that some residents are concerned at the scale of work being undertaken at the rear of the premises and whether the developers are staying within the planning consent limits. The Chairman mentioned that she is in negotiation with the new owners about the terms of access to the WEL owned adjoining road. It was noted that WEL will support the planning application if the access arrangements are agreed.

### **Uncontrolled Dogs**

LP reported that there have been no further incidents involving the dog owner subject to a recent enquiry and is monitoring the position in co-operation with the Council officers dealing with the matter.

### **South Border footway flooding**

SM, speaking on behalf of RP who could not be present, drew attention to damage caused to the South Border footway, just below the gates caused by flooding from Birch Lane and Briar Hill during rain storms last year that was expensive for TSB to repair. It was requested that both roads ensure that their drains are regularly cleaned out by a professional contractor.

The meeting ended at 9.30 pm with warm thanks to Frances and Johnny Dickens for their generous hospitality.

### **Date and venue of next meeting**

The next Board meeting will be on **Wednesday, 10th May, 2017, at 7.30 pm at 13 Silver Lane**, by kind courtesy of Len and Vicky Porter.