

Minutes of the Ramshill Residents' Association Annual General Meeting

Held at Churcher's College, Petersfield on 9 July 2015

Present:

Bob Scaddan	Greta Scaddan	Jonathan Butt	Lucy Tolcher
Rosemary Callum	Peter Scott	Jane Scott	Paul Bridson
Leesa Bridson	Mike Lane	Lyn Lane	Anne Grove
John Grove	Vaughan Clarke	Samantha Clayden	Rachel Andrews
Audrey Andrews	Nicola Reid	Hamish Reid	Catriona Dawes
Rebecca Labram	Adam Donovan	Christine Howarth	Mary Owen
David Bishop	Mark Canty	Matt Wildsmith	Doug Merchant

Committee:

John Lees	Acting Chairman
Rob Wirdnam	Committee Member
Louise Jones	Treasurer
Danny Owens	Secretary

Apologies:

Nil

Additional Distribution:

Damian Hinds	MP
Nicky Noble	District Councillor
Jonathan Miller	Taylor Wimpey

1. Welcome and Introductions. The Acting Chairman welcomed all present and introduced himself and the other committee members.

2. Minutes of Last Meeting and Actions Arising. The minutes of the last meeting were accepted as a fair and accurate record of proceedings. Actions arising were noted as follows:

- a. A number of residents had contacted Southern Water to encourage their adoption of the estate drainage system.
- b. Danny Owens reported that HCC had not responded to further correspondence regarding improvements to the entrance to the Esso Garage on Ramshill, however it was noted that white markings had appeared at the junction with Hoggarth Close, which suggested that roadworks might occur soon.
- c. Residents had continued to engage directly with Greenbelt to encourage an improved service for the grounds maintenance.
- d. Louise Jones reported that the helicopter in the children's play area had been removed by Greenbelt as it was considered no longer safe. She also reported that the perimeter fence had been repaired.
- e. John Lees had taken up the role of Acting Chairman following Dean Leverett's retirement at last year's AGM.

3. Updated Constitution. The Acting Chairman tabled an updated constitution document for residents to consider during the meeting, with a vote to be held at the end. The update had been produced with the assistance of Petersfield Community First to better reflect the aims and organisation of the group. It also amended the name to “Ramshill Residents’ Association (RRA)”.

4. Database. The Acting Chairman explained that the RRA was compiling a database of names and email addresses of residents who attended RRA meetings and/or wanted to be kept informed of RRA issues and activities. He encouraged all present to append their contact details to the attendance sheet circulated at the meeting.

5. Housekeeping.

a. Statement of Accounts. The Treasurer summarised accounts as follows:

Opening Balance	£0.29
Receipts	£750 (Grant from HCC)
Expenses	£40 (2 x room hire, Churcher’s College)
	£16.75 (Printing for RRA newsletter)
Closing Balance	£693.54

Proposed by:	Seconded by:	Carried?
Bob Scaddan	David Bishop	Yes

b. Appointment of Committee Members. Current committee members stood down as required under the constitution. The following were elected:

Position	Name	Proposed by:	Seconded by:	Carried?
Treasurer	Louise Jones	Kim Excell	Rebecca Labram	Yes
Secretary	Jane Scott	Kim Excell	John Lees	Yes
Chair	John Lees	Louise Jones	Jonathan Butt	Yes
Committee Member	Peter Scott	Danny Owens	John Lees	Yes
Committee Member	Kim Excell	Danny Owens	John Lees	Yes
Committee Member	Rebecca Labram	Danny Owens	John Lees	Yes
Committee Member	Bob Scaddan	Danny Owens	John Lees	Yes
Committee Member	Catriona Dawes	Danny Owens	John Lees	Yes
Committee Member	John Grove	Danny Owens	John Lees	Yes
Committee Member	Rob Wirdnam	Danny Owens	John Lees	Yes

6. Legacy Issues.

a. Damian Hinds. The Chairman reported that he had had 2 meetings with our MP since the last AGM. Text of the most recent correspondence to/from Mr Hinds is attached to these minutes.

b. Nicky Noble. The Chairman reported that he had recently met our new District Councillor. She is very supportive of the RRA and undertook to help the RRA, where possible

and to further its aims. She is keen on the use of social media as a campaigning tool and had already forwarded information regarding other communities' experiences of Greenbelt Group in Scotland.

c. Taylor Wimpey (TW). The Chairman reported that he had established regular contact with Jonathan Miller (Taylor Wimpey Technical Director) following a meeting that he and Rob Wirdnam had held with Mr Miller on the estate. This interaction had already succeeded in getting the yellow lines removed from Barentin Way and securing TW's cooperation in moving forward with the legacy issues. Text of the most recent correspondence from Mr Miller is attached to these minutes.

d. Skinners Lane. Danny Owens reported that contact had been maintained with Julia Mansi, Development Management Manager at EHDC. The latest planning report dated 2 Apr 15 can be found at item 296 at this [link](#) and a further report was expected in June, although this would appear to have been postponed to 6 August. Text of the most recent correspondence from Ms Mansi is attached to these minutes.

e. Adoption. Rob Wirdnam reported that Southern Water (SW) had still not adopted the estate's drainage system, which was preventing adoption of the roadways by HCC. It was believed that SW's reluctance could be due to a change of legislation since the drains were built and their experience of having previously adopted ageing infrastructure in the area. TW were believed to be driving the issue, but progress was reported as being slow. This issue had been raised with our MP.

f. Children's Play Area. Louise Jones reported that having taken 6 months of chasing for Greenbelt to repair the perimeter fence, she now had a direct contact that appeared to deliver a better response.

g. Grounds Maintenance.

i. The Chairman reported that dissatisfaction with the quality and frequency of work undertaken by the grounds maintenance contractor "Greenbelt" had been the subject of ongoing correspondence with Jonathan Miller following his visit to the estate. RRA had also commissioned a safety inspection of the children's play area, which highlighted a number of shortcomings; this report had been forwarded to TW, however no further improvement had been noted since the removal of the "caterpillar" which had become rotten. This dissatisfaction had resulted in TW and Greenbelt entering into a process of "arbitration" which was seen as a legal precursor to the possible termination of their contract.

ii. Rob Wirdnam noted that when the estate is adopted, it is understood that TW intends to transfer the freehold of the green areas to a suitable maintenance contractor (potentially Greenbelt). It was suggested that this arrangement could leave residents with very little influence over the future maintenance of these areas.

iii. Vaughan Clarke provided some background to the situation and reported that Petersfield Town Council (PTC) had declined to accept responsibility for maintaining the green areas as the lump sum offered by TW at the time had not been sufficient.

**David Bishop requested that the committee investigate whether PTC and TW could be invited to consider revised proposals for the maintenance of green areas -
Action**

h. Proposal to the AGM. Jonathan Miller had asked whether the RRA would wish to submit proposals to take a more active role in the future maintenance of the estate's green areas. It was noted that a considerable amount of detailed information would be needed before a clear proposal could be put to residents, however to review this proposal further the Chairman requested that the AGM vote on whether **"the RRA should consider TW's proposal to take over the grounds maintenance and the children's playground"**. **The vote was carried – Action**

7. Updated Constitution. The AGM was invited to approve the updated constitution:

Proposed by:	Seconded by:	Carried?
Greta Scaddan	Jane Scott	Yes

A copy of the constitution is distributed with these minutes.

8. Open Forum and AOB.

a. Rubbish in the Kick-about Area. It was noted that there was a consistently high level of rubbish being deposited in the kick-about area. The Chairman reported that he had put up notices to try to discourage this activity and had engaged with Radian to request that the tenants of their adjoining properties refrain from allowing rubbish to gather in this area. **The Chairman agreed to contact Chris Hill at TW to request more regular litter removal – Action**

b. Bordon and Whitehill. It was noted that TW are a contractor for the new Bordon and Whitehill development.

c. Gritting. It was understood that until adoption by HCC, TW is responsible for gritting pathways in icy weather.

Danny Owens

Secretary

Attachments:

1. Correspondence from Damian Hinds MP dated 6 Jul 15.
2. Correspondence from Jonathan Miller dated 2 Jul 15.
3. Correspondence from Julia Mansi dated 7 Jul 15.

Attachment 1. Correspondence from Damian Hinds MP dated 6 Jul 15.

Dear Mr. Lees,

Thank you for your email following your surgery visit with Damian. He will now raise these issues as agreed.

Best wishes,

Janice

Damian Hinds

MP for East Hampshire

House of Commons, London SW1A 0AA

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From: John D Lees [mailto:johndlees@btinternet.com]

Sent: 03 July 2015 18:27

To: HINDS, Damian

Cc: John Lees; Rob Wirdnam; Louise Jones; Danny Owens

Subject: Ramshill Residents Association

Dear Damien,

Thank you very much for our meeting this afternoon and for your ongoing support for the Ramshill Residents Association (RRA) and our legacy issues. We are in agreement that 6 months on from our last meeting there is limited progress, but we in the RRA are determined to keep pushing for a resolution to the legacy issues and I am sure together we will eventually achieve success.

As agreed you have undertaken to use your voice and authority once again and will be contacting Jonathan Miller at Taylor Wimpey (TW), HCC and EHDC to push for some urgency to resolve our legacy issues. With this in mind herewith a précis of each of the key issues we discussed:

1. Adoption: The issue of storm water drains which are the responsibility of Southern Water is still delaying the adoption of the estate. Jonathan Miller wrote to me on 2nd July as follows: "The adoption of both the drainage and subsequently highways continues to progress, albeit at a snail's pace regrettably. Matters are progressing with Southern Water however their tactics/competencies are most frustrating. I dare not put a timescale on this". This mirrors HCC letter sent to you on 21st January. As far as we can ascertain Southern Water and Taylor Wimpey continue to be very slow in finding an amicable resolution to this legal issue baring in mind this has now been ongoing for over 10 years. And I have no indication that HCC are pushing for a speedy resolution either.

2. Skinner's Lane Footpath & Cycle Path: We understand Taylor Wimpey have carried out soil stability tests on this essential access path and have been in negotiation with those residents who own property either side of the path concerning the securing of their garden walls. TW are now in breach of the EHDC legal injunction requiring them to complete work on the lane and re-open it to the public. Jonathan Miller wrote this week as follows: "We believe that we have an acceptable solution for Skinners Lane and we are in discussions with HCC and the neighbouring owners to confirm and hopefully implement. Again I would be unwise to put a timescale on this". The absence of any indication as to when the footpath will re-open leaves the RRA and our residents once again in limbo. We hope TW and EHDC/HCC will ensure this essential amenity is open once again by the end of this year?

3. Children's Playground & Grounds Maintenance: We haven't asked for your support before to resolve this addition legacy issue but we are now at an impasse with TW and maybe your intervention will speed this process? Greenbelt Group (GG) based in Glasgow have been responsible for the maintenance and upkeep of our **Children's Playground** and green spaces for many years. TW subcontract this responsibility to GG who then subcontract the actual grass cutting to other contractors with the result that the quality of work has been very poor for many years. Recently TW informed us they have considered terminating their contract with GG and we are told this has gone to arbitration. Most worryingly the **Children's Playground** requires significant remedial work to the equipment and fencing. In April the RRA were so concerned we organised an independent survey of the playground by a qualified inspector and without exception all the faculties were designated in need of repair, maintenance or to be condemned. Our report was forwarded to Jonathan Miller and his response this week is as follows: "I understand that the communal green spaces and the play area are now being maintained to an acceptable standard albeit there is no progress with replacing damaged equipment which is disappointing. My assessment of this is that Greenbelt

are doing the bare minimum possible to keep everyone off their backs. I further understand that as residents you strive for a better service however it would be unwise of Taylor Wimpey to terminate any agreement with GG without a credible alternative in place. If the Residents Association would like to put together a fully costed proposal to take on this role then we would be very happy to look at this and work through with you." The RRA will consider TW's proposal and will consult with the residents at our AGM next week. However we have little faith that Greenbelt Group will show any significant commitment to the needs of Ramshill residents, our **Children's Playground** and **Grounds Maintenance**. The RRA meeting minutes going back to 2008 report problems with this organisation and this is supported by our recent experiences when grass has not been cut and flower beds not maintained. And correspondence with Greenbelt asking them to repair and maintain the Children's Playground is frequently ignored. This cannot be acceptable when it involves the safety of our young children and we believe urgent action is now required to secure a long term resolution to this legacy issue in particular the replacement, repair and proper maintenance of all the equipment in the Children's Playground.

I hope the above gives sufficient background information to the three legacy issues we discussed and we very much look forward to whatever support you may be able to provide. In terms of priority we see issue 1 as long term (12 months), issue 2 as medium (6 months) and issue 3 as now urgent.

With kind regards,

John Lees - Chair Ramshill Residents Association

Attachment 2. Correspondence from Jonathan Miller dated 2 Jul 15.

Dear Mr Lees

The adoption of both the drainage and subsequently highways continues to progress, albeit at a snail's pace regrettably. Matters are progressing with Southern Water however their tactics/competencies are most frustrating. I dare not put a timescale on this.

We believe that we have an acceptable solution for Skinners Lane and we are in discussions with HCC and the neighbouring owners to confirm and hopefully implement. Again I would be unwise to put a timescale on this.

I understand that the communal greenspaces and the play area are now being maintained to an acceptable standard albeit there is no progress with replacing damaged equipment which is disappointing. My assessment of this is that Greenbelt are doing the bare minimum possible to keep everyone off their backs. I further understand that as residents you strive for a better service however it would be unwise of Taylor Wimpey to terminate any agreement with GG without a credible alternative in place. If the residents association would like to put together a fully costed proposal to take on this role then we would be very happy to look at this and work through with you.

Kind Regards

Jonathan Miller - Technical Director – Taylor Wimpey West London

Taylor Wimpey West London

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Attachment 3. Correspondence from Julia Mansi dated 7 Jul 15.

Mr Owens,

Up-date given to Planning Committee in April. No up-date in June as no progress at that time. No up-date to Committee in July as that meeting has just been cancelled as there are no items for decision. Next Committee is 6 August when I will be taking an up-date report.

The current position is that a scheme for the footpath, including lighting and drainage, has recently been submitted by TW to HCC, who are carrying out the required design and safety checks (about 6 weeks to complete). If the design is agreed in principle by HCC, then full working specifications will be drawn up and submitted to EH and HCC. At this stage, the neighbours directly affected by the works will be consulted by TW and their agreement confirmed for the works on the neighbours' land to take place.

Assuming this is all agreed, work on-site should commence before the end of the year. However, there are still a number of stages at which further delays could arise, especially once the neighbours in Hogarth Close become involved. EHDC continues to have regular meetings with Nigel Phillips of TW to drive this along, but it has taken far longer than any of us anticipated because of the difficulties of the third party land.

Hope that helps.

Kind regards

Julia Mansi

Development Management Manager - 01730 234236

Planning & Built Environment

East Hampshire District Council, Penns Place, Petersfield, GU31 4EX

Email: julia.mansi@easthants.gov.uk