

WATERWAYS MANAGEMENT COMPANY
MANAGEMENT COMMITTEE MEETING NO 37
7.30 pm, Monday 26 March 2012

Present: Miles Thompson (Chairman), Sally and Richard Doyle, Louise Robertson, Nick Robinson.

In attendance: Rebecca Hill (Managing Agent)

Minute taker: Emma Thompson

Guest: Tony Bewley, Aristotle Residents' Association

1. Apologies

Martin French, Mireille Levey, Derek Summers, Raquel Stremme, Nicholas Orme, Paula Reynolds, Richard Dorey (WRA)

The Chairman introduced the representative from the Aristotle Residents' Association who was in attendance to observe how a Management Company Committee functioned.

The number present did not represent the minimum number required to hold a formal meeting. It was agreed that any decisions would be deferred and any on-going actions would be discussed so they could then be taken forward.

The following notes remain informal.

2. Private Business

None.

3. Approval of the minutes from meeting 36 (30/01/12)

Approval of the minutes was deferred to the next meeting.

4. Matters arising

4.1 None. All matters included as a substantive item on the agenda.

5. Health and Safety

5.1 A number of obstructions in Lark Hill and underneath the Complins Close archway had delayed the arrival of the fire brigade to a recent fire in the British Waterways bin

store. Residents should be made aware of the impact that bad parking could have within the development in the next edition of the Waterways World. Chair to action.

- 5.2 The fire officer had advised the Managing Agent that the mobility scooter being kept in the communal area of an apartment block was not allowable because of the risk it would be a dangerous obstruction in the event of a fire. OM would be advising the owner accordingly. During negotiations the owner had been offered alternative storage solutions including the nearby bin store and within the demise of their own premises.

6. Updates from the Managing Agent

- 6.1 The Chairman had been advised by OM in a letter dated 6th March 2012 that the Peverel Group had been rescued from administration as a result of investment received from Chamonix Private Equity and Electra Partners LLP.

7. Items from the WRA

- 7.1 It was reported that the WRA would be establishing a Community Interest Company (CIC) which would ultimately subsume the current Residents' Association with the aim of using this new legal body to negotiate the final terms of the lease with the freeholder for the community room. Volunteers are being sought to manage the community room on a day to day basis.

8. Sub-Committee News Round-Up

8.1 Finance

Nothing to report.

8.2 Apartment Block Sub-Committee

Nothing to report (no meeting had been held since the last meeting of the management committee).

8.3 Gardening Sub-Committee

- 8.3.1 Following a meeting on site on 29 February, the Managing Agent was waiting to receive a report from the County Council regarding the design of the culvert. During the visit it was noted the change in gradient between the top and bottom sections of the watercourse across the Waterways was very modest and was not allowing sufficient flow of water with which to carry away sediment. It was therefore silting up. Depending upon the outcome of the recommendations, the matter may be taken up with Berkeley Homes to resolve. The Council had now confirmed that the only section which had been transferred into its ownership was directly beneath the bridges.
- 8.3.2 A contractor who had already reviewed the culvert and watercourse had suggested re-using the silt, where possible, to raise the banks, which would then be retained with planting such as reeds and grasses. It was recognised that such work to the corridor would have a dramatic impact but the current position, with attendant increased risk of flooding, is not an acceptable option. Details of the problem and of

whatever decision is finally arrived at would need to be communicated to the Council and to our members and residents. A Director confirmed that they would investigate which contractor had been used for the Trap Grounds maintenance.

8.3.3 The Gardening Sub-Committee will in due course prepare a recommended course of action for the management committee to consider.

8.3.4 A letter had been issued to residents in Cox's Ground regarding the previous decision not to resurface the parking and manoeuvring areas. No responses had been received from residents.

8.4 Parking and Traffic Sub-Committee

8.4.1 Due to the imminent resurfacing works on Woodstock Road which would result in the closure of Elizabeth Jennings Way for two nights, a Director had been in touch with the County Council to ensure they would be able to remove the bollards at the top end of Frenchay Road to allow traffic to leave the development.

8.5 Feedback

Nothing to report.

9. Apartment Blocks – installation of CCTV

9.1 A number of incidents of mail interception have been reported from residents in apartment blocks. The WMC does not have authority to make changes to mailboxes. Each mailbox is demised to each individual apartment. The WMC can act as effectively a contractor, to carry out works to the mail boxes, but only if all the owners agree to the additional cost on the service charge.

9.2 If residents want to insert letter boxes in the doors of apartments then this could be permitted where due measures have been taken to retain the current level of fire prevention within the block. The freeholder would have to be advised for the purposes of buildings insurance cover.

9.3 OM reported on a type of CCTV camera which could store and over-write images onto a SD card. A camera might be a deterrent but it could not guarantee success. OM reported on the possible cost involved to purchase and install such a device.

9.4 The Apartment Block Sub-Committee would continue to review alternative mailbox designs and CCTV options and prepare a recommendation for the management committee to consider.

10. Annual General Meeting

10.1 Two items of business had been notified, one relating to the maintenance of planting around the lake and one concerning the covenants on parking spaces.

10.2 It was noted that two directors would be standing down, four would be re-standing for election, three nominations from new members had been received and one if not two directors are expected to retire their directorships during the next year because they would be moving away.

11. Welcome to Waterways booklet

- 11.1 OCHA/Green Square had printed the booklet which had a number of blank pages which could be used for future advertising sponsors. The Committee expressed their gratitude to all those who had been involved with the production, editing and publication of the booklet. It was suggested that the WRA distribution network should be used to circulate the booklet across the development.

12. Any other business

- 12.1 A resident had expressed concern at a proposed Ward meeting because it was being promoted by members from one political party, and he wanted to know their role in the management of the Waterways. It was noted that they have none and that this Ward meeting had been arranged to explore the potential for a local action plan covering more than just the Waterways, and a member of council staff would also be present. Chair will attend this meeting.
- 12.2 The issue of access for emergency services had been raised particularly along Elizabeth Jennings Way and Stone Meadow. It was anticipated that an article in Waterways World as previously discussed would bring this matter to the attention of those residents concerned.

13. Date of next meeting

Monday, 14th May 2012, 7:30pm in the conservatory, at The Anchor.