

**Minutes of the Roussillon Park Residents’ Association Residents’ Meeting held on**

**19 April 2017 in the Community Hall at 19.00**

**Committee Members Present**: Ken Jones(KJ), Julia Scott(JS), Lory Lloyd(LL), Gerry Cleaver(GC), Susan Rose(SR), Jemima Noyce(JN), Peter Day(PD) and Robert Johnston(RJ)

**Committee Apologies**: Fiona Steel, Matt Taylor and Matt James

53 residents attended

**Item 1.**  KJ welcomed the residents, especially those at their first meeting, and introduced the committee.

**Item 2.** Committee members with specific responsibilities briefed on their topics.

2.1 RJ gave an update on the Association’s finances; currently there is £41.14 in cash and £447.69 in the bank.

2.2 GC gave an update on the membership which is open to all residents. The membership year runs September to September. The annual subscription is £5.00 per year per household. Currently 41 have paid for this year and before this meeting.

2.3a LL briefed on the garden contractor’s work, notably the removal of dead branches from trees and the wait for approval of more work (to be funded by ZeroC) from the CDC Tree Preservation Officer.

2.3b As MOD liaison she said that a “change of use” planning application was about to be placed with CDC by the MoD. The proposal is for cadets to use the Keep. There is not a definite time scale for the move.

***Post meeting note: The application is application* 17/01197/PA3J** ***on CDC planning website.***

2.3c There should be signs at the Broadway entrance to the MOD flats to stop people cutting through the Estate. This has been chased up by MoD District Surveyor.

2.4a PD gave an update on Goodwood and CCDT. The next event at Goodwood is the Festival of speed. At the next meeting they will be discussing the potential A27 Northern By-Pass route.

2.4b PD explained the role of Chichester Community Development Trust (CCDT). £50.00 per household goes to fund this and is currently in a secure account. Residents were asked to contact PD if they had any issues with or suggestions about CCDT.

2.5 JS spoke about the role of the committee and highlighted the next Social events that were coming up. There is to be a party on the Green on Sunday 4 June. There will be welcome drinks and games. Residents are to bring their own food. It is also planned to hold a children’s party sometime in September. The next committee meeting is 14 June and observers are welcome. She re-emphasised that the Association is open to all residents.

2.6 On behalf of MT, KJ gave an update on the website. This should be available by 21.04.17. The website address is rpresidents.co.uk. There is also a Facebook page for the residents. ***Post meeting note: The landing page for the new site is up now.***

2.7 KJ gave an update on the progress of signs at the entrances of the estate and car parking. Signs at the entrances were the subject of an S106 agreement between ZeroC and the councils. They are to show that the roads are private at the least. RMG and ZeroC say that this is in hand; KJ will keep pressing. KJ mentioned that road safety needs to be looked at on the estate as there are many blind corners. A recent letter, sent by RMG at the Association’s request, had reiterated this point.

**Item 3.** John Bushby, Chair of the Biomass subgroup, gave an update on Phase 1 Biomass issue. It is working at less than 50% efficiency. In April 2016 there was a complete breakdown of one boiler and this has not worked since. They have had several meetings but it has been slow progress. Most residents want to have their own gas boiler. After some faulty studies, Peter Lacey (MD Zero C) has agreed to look at the issues. A reply was expected by 19 April but as yet there as not been a response. John Bushby will be pressing for a sensible, efficient and cost effective solution for those in Phase 1 on the system.

**Item 4**. Graham Parr introduced the members of the RP Management Company Steering Group and gave a brief explanation on their role and how it had come about. They will also be involved with the Biomass issues, and others raised previously by residents and the RPRA committee. All outstanding issues must be resolved, satisfactorily, before ZeroC give up the ManCo. The Steering Group is to ensure that the RPManCo has met all its planning, maintenance and legal obligations before ZeroC leave.

The Steering Group has met once so far.  Only 1 representative from RMG (Charles Saunders) attended and neither of the two directors of the MANCO (who are also employees of ZeroC) attended. Many problems have still not been resolved. This could eventually lead to arbitration. Graham confirmed once all the issues have been resolved running the estate should not be difficult. He stressed that the Steering Group were not going to “slide into ManCo directorships” when ZeroC depart. The residents will vote for these new directors, with Hastoe voting on behalf of those with a link to them. A letter is to be sent to MD ZeroC on the outstanding issues.

Hastoe had a representative at the first meeting but with 40% of the properties it was felt that they were not taking the role seriously for the benefit of all residents. A letter will be sent to Hastoe seeking greater involvement.

Graham asked for questions:

Linda Murray, Richmond Ave, asked how long arbitration would take. Graham Parr believes it is a very straightforward case as ZeroC do not appear to have any evidence to counter our claims; so it should be relatively quick

Martin Bell, Whistler Avenue, asked how many votes Hastoe would have. This has been taken away as an action point.

Tracy Chaplin , McNair Way, expressed her concern that as a part owner with Hastoe she pays the estate management fee plus an admin fee on top to Hastoe and feels that Hastoe residents are poorly represented. Graham Parr confirmed that a Hastoe representative must be a member of the Steering Group. He also acknowledged that Hastoe had many failings and the Steering Group were pressing Hastoe for answers but it was a

“work in progress”.

Dr A Robinson, Fletcher Avenue, based on his experience, expressed his concerns about the Steering group and, in particular, was concerned about the handover of the estate. He also asked how the members of the new RPManCo would be chosen. Graham Parr said that the members of the new RPManCo would have to be voted on and that the Steering Group, as a group, is not to assume that role.

Alastair Hall, Whistler Ave, wanted conformation that ZeroC could not leave the site until everything was sorted. Graham Parr confirmed they could not and there was a legal process to follow.

KJ thanked Graham for his presentation, which was acknowledged by applause from the meeting.

**Item5**. **Car Club**. John Busby confirmed that under s106 agreement we should have 2 electric cars that residents can hire. Zero C have not provided these yet. John has taken this up with the Council and a meeting is planned.

**Item 6. Community speed watch.** On behalf of MT, KJ explained the idea of a community speed watch group of volunteers. There is an opportunity to set up a speed watch group to monitor Broyle Road and Lavant Road. Police will provide training. The idea gained some approval and even a few possible volunteers. Residents were asked to e-mail KJ if interested.

The website with all the information is communityspeedwatch.co.uk

**AOB**

Martin Bell raised concerns about the walkways leading to Summersdale Road where there are not any safety barriers. The pavements are too narrow to do this so an “internal” solution needs to be studied. . The Steering Group will follow this up with ZeroC as this is a design issue.

A resident (sorry missed your name!) asked about the future of the sales office. Under the conditions of its planning approval it will be removed but a time scale has not been given.

The meeting closed at 20.40