

Website: rpresidents.co.uk

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

**18 April 2018 in the Community Hall at 19.00**

**Apologies** Jean Bailey, Mike Bailey,Gerry Cleaver, Alistair Hoare, Susan Rose

**1 Welcome by the Chair (Ken Jones KJ) and Introductions**

KJ welcomed residents to the meeting (a very good turnout of c. 50 residents), and introduced the members of the Committee present ie:

Peter Day (PD) – Goodwood and CCDT (Chichester Community Development Trust) liaison

Robert Johnston (RJ) – Finance team

Lory Lloyd (LL) – Gardening and MOD liaison

Fiona Steele (FS) – Minutes Secretary

Matt Taylor (MT) – Digital communications (including website)

A full list of Committee members is posted on the noticeboard outside the Community Hall and on the RPRA website.

**2. Briefing Reports**

**2.1 Finances (RJ)**

The Association has current funds of £424.63 in the bank and £17.10 cash. Noted that there are 49 paid-up households in membership and given the good attendance of new residents at this meeting, it is hoped that more households can be attracted into membership to strengthen the Association’s voice in communication with external bodies, and also to contribute to social activities designed to strengthen the sense of community on the estate.

**2.2 Gardening and MOD Liaison (LL)**

LL has persuaded the MOD to dovetail its cutting of the Green with that of the estate management programme (latter the responsibility of ZeroC’s Managing Agent RMG and their subcontractors). Noted concerns expressed about the high cost of subcontractors’ maintenance charges and the fact that charges had even been levied for chance conversations. The condition of the trees continues to cause concern, and a recent TPO application for tree surgery on the estate (on the small Green and wildflower garden) had been approved subject to the outcome of a bat survey. The latter has yet to take place. However, after pressure from residents, bird boxes in Charlotte Avenue have been removed to more suitable locations.

**2.3 Goodwood and CCDT Liaison (PD)**

Noted that PD is notified of Goodwood events and possible traffic and noise issues but there have been few formal meetings of the Liaison Committee – similarly with the CCDT. Apropos of the latter KJ indicated that funds had been received from HLF for the restoration of the Graylingwell Chapel as a community activity centre, but he also referred to continuing acoustic problems for the RP Community Hall which is the responsibility of the CCDT and their landlord. Further advice is needed.

**2.4 Website and Communications (MT)**

MT urged residents to make more use of the RPRA website (**rpresidents.co.uk**) which as well as giving a list of useful contacts, features a newsletter and provides the opportunity for residents to raise issues of concern which would affect the estate as a whole. “Page fall” is up from the last report but still remains low. A problem in communication for the Association is setting up a system to email residents easily; two systems are being researched. There are 102 email addresses in the RPRA database (which is interesting given the number of paid up households). Data protection legislation means that approval will need to be given for us to retain this information once a system is selected. While RMG do send round-robin letters to residents on general issues (eg parking infringements), but this is not the same as having direct access.

**2.5 Co-Wheels**

KJ urged residents to take advantage of this scheme whereby ZeroC has funded 2 cars for residents’ use via Co-Wheels and will provide residents with free lifetime membership and no monthly access fee

**2.6 Planning Application for the Keep**

KJ reported that the MOD has submitted a new planning application for the use of the Keep, namely an activity centre for Army and RAF cadets (four evenings a week and some weekend activity). This follows on from an application in 2017 which the MOD withdrew but not before residents had had the opportunity to comment on it. Concerns raised included safety, traffic access, parking and noise. The new proposals take some account of the earlier concerns, but further work is needed by the MOD and the determination deadline is likely to be extended beyond the current date of 23 April 2018. Some residents most affected by the plans had had the opportunity to brief a local councillor on the implications who listened carefully to views expressed. KJ noted that the application does not specifically refer to the use of the Green but it is understood that it will be included in the activity programme. This is an issue to watch.

**(Post meeting note: On 21 April CDC extended the deadline for this application to an unknown date.)**

**3 Roussillon Park Management Company Steering Group (or Shadow ManCo)**

An update on the work of the Group was provided by David Ross(DR) on behalf of David Coke (Chair) who was unable to attend. DR reported that the Group was set up to involve residents in paving the way for the resident-directors takeover of the management of the estate following the departure of ZeroC. The Group has sub-Groups looking at specific issues such as parking (see 4 below), finance, devising a road map for takeover, and district heating. Currently there are two key ‘red line’ issues which the Group is insisting be resolved to their satisfaction before handover, namely the resolution of the district heating impasse (Phase 1) and financial viability.

**3.1 District Heating**

After protracted negotiation a breakthrough has been achieved in that Homes England has now agreed that a gas, rather than a wood pellet system would be acceptable. However whether a gas cascade system rather than individual boilers (which residents favour) should be the way forward is still under negotiation.

**3.2 Finances**

The Shadow Manco has finally been able to get hold of the 2015-16 estate accounts and draft unaudited accounts for 2016-17. Yvonne Garrett (the RMG accountant) has met members of the Shadow ManCo and has been very helpful in providing more detailed explanation but there are still questions over the state of the reserves which need to be resolved before handover.

**3.3 Additional Projects**

Progress has been made in relation to repairing damaged paving, parapet dampness, production of road signage at the two main entrances to the estate, and the installation of bus shelters in the Broyle Road. Unresolved issues relate to tree maintenance, and reinstatement of sinking cobbled roads. ZeroC has been requested to produce full reports on the state of the estate’s electrical services, eg street and bollard lighting, and the condition of the trees and cost of long term maintenance work. A legal information pack for incoming Directors has been requested and the Shadow ManCo would urge residents to consider putting themselves forward for election at the appropriate time (tenants will be represented by their landlords or Housing Association).

The protracted negotiations over the district Heating system are delaying the date for handover which is currently anticipated for 1 January 2019.

**4 Car Parking Audit**

William Barnes (representing Greg Sandford, Chair Shadow ManCo Parking subgroup) provided a very comprehensive briefing on the state of car parking on the estate which has been contentious from the word go. The subgroup has undertaken detailed research into the allocation of car parking on the site, starting with the Plan created by ZeroC and approved by local planners, and supplemented by examination of published Land Registry property title deeds. This data indicates that there are 445 parking spaces for 254 properties (including garages, driveways and allocated street parking) with 146 spaces for visitors. This produces an allocation of 1.2 spaces per household but the distribution is by no means even with some properties having no spaces and others having 4.

On the basis of this research, WB suggested that the following issues needed to be addressed:

* the need for clear signage at the two main entrances to the estate to indicate that the estate is private and parking is for residents only (in train – see 3 above)
* a clear indication of speed restrictions, especially near T-junctions

Parking problems identified so far arise from

* opportunistic parking eg emanating from Colten Care, Chichester University, town centre shoppers, sports club activities not least to avoid parking fees elsewhere
* residents parking where they should not, eg on pavements and on-street – noted that the Emergency Services have expressed concern about access
* no protocol for visitors to the Community Centre

Possible solutions might be

* a reminder to residents of their allocation and general parking responsibilities
* introduction of a voluntary parking code
* introduction of speed limits and installation of more speed humps (especially near T-junctions)
* installation of planters to inhibit street parking
* enforced parking restrictions

The group is coming up with some concrete proposals in preparation for handover of the estate to residents.

WB and the Group were thanked for their very valuable work

**Discussion**

WB’s report produced a lively debate on the problems identified, not least the number of near miss accidents caused by speeding and at unsigned T-junctions. The danger is increased by the presence of an increasing number of children playing on the estate and using Charlotte Avenue as a cut-through to and from school. This raised the prospect of liability and possible litigation. At present this is the responsibility of ZeroC but will revert to residents on handover. It will be critical to have appropriate public liability insurance in place, and it was suggested that the Shadow ManCo should take early cognisance of this **(Action: Shadow** **Manco)**. It was also suggested that complaints should be sent direct to ZeroC (rather than RMG) and copied to the Shadow ManCo to build up an archive for research and to back-up collective action where necessary. In the meantime, a reminder, do not drive or park on pavements. **(Action: All).**

**5 RMG Matters (see also 3.2 above)**

RMG reports directly and is accountable to ZeroC on estate matters including the preparation of accounts and remediation of reported problems. On handover responsibility for running the estate will devolve to residents who will decide on how to manage the estate, eg directly or via a Managing Agent of their choice. It was noted that the property manager had changed twice this year. The new one is Jessica Leggate.

**6 Events**

The following events were reported:

**6.1 Picnic on the Green 3 June 2018**

Arrangements are in hand with Gerry Cleaver and Lory Lloyd in the lead. Activities will be similar to 2017 but with perhaps more emphasis on sport.

**6.2 Secret Gardens of Roussillon Park 24 June 2018**

An ‘Open Gardens’ Charity event to display the gardening talents of residents with tickets and tea available at the Community Hall – proceeds to the Air Ambulance Service

**6.3 Talk on the Royal Sussex Regiment in WW1 7 November 2018**

A ticketed talk in the Community Hall by Alan Read on the activities of the Royal Sussex Regt during World War 1– proceeds to a relevant Army charity.

**6.4 Lions at Christmas**

KJ on behalf of RAPRA has agreed to a request to provide support for the Lions Christmas float fund-raising appeal at a date to be confirmed.

**6.5 Carols on the Green – late December date to be confirmed**

A repeat of the successful format of previous years in support of charity.

**7 Any Other Business**

**7.1 Security**

KJ drew attention to some disturbing security issues which had been drawn to his attention – ie middle of the night defacing of a property by egg throwing, suspicious characters trying car doors and lurking in dark places. All residents are urged to be vigilant and report anything suspicious to the Police via 101.

**7.2 Use of the Vacated Site Office space on the Green**

RPRA is looking for ideas to utilise this space to ensure that the area is properly screened from the main road to avoid the Green being used as a public park. Ideas to Committee members **(Action: All)**

**7.3 Communal TV system**

In discussion on this matter it was reiterated that the responsibility for the receiving and distribution equipment, inc. cabling to houses, is a for RMG to maintain and repair. Equipment in homes is the responsibility of the freeholder.

**7.4 There being no further business the meeting closed at 20.50**

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