

FELLOWES PLAIN ESTATE MANAGEMENT COMPANY LIMITED

**MINUTES OF THE RESIDENTS MEETING/EGM
HELD ON MONDAY 11TH APRIL 2016, AT 6.30PM
IN THE CHAPELFIELD ROAD METHODIST CHURCH**

1. MEMBERS PRESENT:

Mr Asgari – 1 Leicester House
Mr Hutchings – 106 Union Street
Mr and Mrs Healey – 108 Union Street
Ms S Wright and AD Wright – 21 Benjamin Gooch Way
Mr Lacey – 211 The Pavilion
Mr and Mrs Searle Jones – 22 Thomas Wyatt Close
Mr and Mrs Ley – 221 The Pavilion
Mr Roach and Ms Roach – 32 Brunswick Road
Miss Day – 32 Leicester House
Mr and Mrs Webster – 32 Sarah West Close
Mr and Mrs Rueger – 201 The Pavilion
Mr and Mrs Reading – 133 The Pavilion
Mr B Aitchison – 12 Alexandra House
Ms Temple – 12 Sarah West Close
Mr Freshwater – 58 The Pavilion
Mr and Mrs Morse – 6 Phillipa Flowerday Plain
Miss Gaul – 62 Brunswick Road
Mr and Mrs Sambandan – 68 The Pavilion
Ms Pusey – 7 The Pavilion
Mr and Mrs Hubbard – 8 Phillipa Flowerday Plain
Mr and Mrs Rajan – 81 The Pavilion
Mr Rollingson – 9 Leicester House
Mr and Mrs Jones – 9 Phillipa Flowerday Plain
Miss M Pilch – 13 Sarah West Close
Mrs Harris-Hinds – 22a Sarah West Close
Ms Sambandan – 234 The Pavilion
Darren Matthewson represented by Shaun Cannon – 24 Leicester House
Mr and Mrs Batchelor – 24 The Pavilion
Mr Power – 245 The Pavilion
Miss Field – 250 The Pavilion
Mr and Mrs Downing – 252 The Pavilion
Mr and Mrs Mason – 253 The Pavilion
Mr Davies and Ms Bird – 4 Brunswick Road
Mr and Mrs Taylor – 35 Sarah West Close
Rev and Mrs Varney – 280 The Pavilion
Mr and Mrs Roe – 284 The Pavilion
Mr and Ms Ley – 29 Benjamin Gooch Way
Mr and Mrs Godfrey – 15 Sarah West Close
Mr and Mrs Austin – 171 The Pavilion
Mr T Watts, Mrs K Watts and Mr G Watts – 189 The Pavilion
Mr C Hudson – 1 Alexandra House

The Managing Agents, Residential Management Group Limited, were represented by Michelle Ivery, Regional Manager, Andy Hart, Property Manager and Lee McGregor, Assistant Property Manager.

2. APOLOGIES FOR ABSENCE:

Apologies were received from

Mrs E Brown – 100 The Pavilion
Kim Newman – 37 Kenneth McKee Plain

Mr and Mrs Cooke – 74 The Pavilion
Ali Younespour – 15 The Pavilion
Mr and Mrs Baldwin – 240 The Pavilion
Mr and Mrs Carey – 56 The Pavilion
Mr and Mrs Wilkinson – 279 The Pavilion
Mr and Mrs Betts – 45 Benjamin Gooch Way
Mr and Mrs Cullum – 142 The Pavilion
Margaret and Tara Cassim – 21 Edward Jodrell Plain
Mr and Mrs Masterson – 160 The Pavilion
Anne Jacob – 259 The Pavilion
Mr Elliot – 173 The Pavilion
Mr Pike – 20 Leicester House
Mrs B Kirk – 67 The Pavilion
Elizabeth Bellamy – 285 The Pavilion
Mr and Mrs Petri – 24 Benjamin Gooch Way
Mr and Mrs Clark – 96 Union Street
Mr Linder – 246 The Pavilion
Mr and Mrs Varnier – 149 The Pavilion
Lucy Chambers – 34 Benjamin Gooch Way
Paul Rogers – 25 Kenneth McKee Plain
Mr and Mrs Steel – 19 Benjamin Gooch Way
Susan Jermy – 191 The Pavilion
Mr Chaston – 7 Wessex Street
Stuart and Jacqueline McDaid – 12,14 and 18 Thomas Wyatt Close
Mr Phillips – 91 The Pavilion
Marilyn Sharkey – 9 Kenneth McKee Plain
Wendy Shreeve – 232 The Pavilion
Paul Nash – 12 Edward Jodrell Plain
Rita Nixon – 6 Alexandra House
Philip and Sue Matthew – 28 The Pavilion
Mr and Mrs Burgess – 26 Alexandra House
Michelle Teasel – 37 Sarah West Close
Frances Bernhardt – 13 Alexandra House
Steve Monks – 225 The Pavilion
Mr and Mrs Durke – 188 The Pavilion
Patricia Faulkner – 266 The Pavilion
Martin Rickenback – 223 The Pavilion
David and Diane Lock – 251 The Pavilion
Alan Young – 50 The Pavilion
Yi He – 11 Sarah West Close
Dave Dempster – 110 Union Street
AG and CE Hardman – 9 Sarah West Close
Tony Davies – 101 The Pavilion
John Stevens – 1 Wessex Street
CJ and J Hopper – 131 The Pavilion
Darren Norton – 19 Alexandra House
Mark Webb – 235 The Pavilion
Jon Howard – 49 Benjamin Gooch Way
Alison Graham – 21 Alexandra House

3. UPDATE ON THE CHAPEL – BRIEF BY VALERIE MORSE

Valerie Morse (VM) advised that Reverend Light from St Stephens Church has enquired about taking on The Chapel to run as a community cafe on a long lease, and peppercorn rent. Details are to be finalised. No set date for the completion has been confirmed but they hope for it to happen soon, once the legalities have been completed.

They propose for The Chapel to be used for community use, and not for religious purposes. A member asked how long the lease would be. VM advised that she was unsure at present.

The Chapel shall not be used for evening use and they would expect a closing time of the cafe to be in the region of 5.30pm – 6pm, which is similar to other projects which the St Stephens Church runs. VM advised that Reverend Light had written to Persimmon sometime ago about taking The Chapel on.

A member asked if footfall would come through the Estate and VM advised that it would as it is a public right of way.

MI advised that there should be no legal hold up should Persimmon wish to proceed with St Stephens Church proposal. The Chapel is a community space owned by Fellowes Plain Estate and cannot be sold on.

A member asked if the Church would contribute to gardening. MI advised that this would be a decision made by the Directors who would be elected for Fellowes Plain Estate. The Church would pay for the upkeep of The Chapel. These terms would have to be negotiated.

A member asked if by having the Church take on The Chapel, would this mean savings for the residents. MI advised that whether the Church took on The Chapel or not, the residents would still have to pay a contribution. The Agent would liaise with the Directors on this matter further.

VM has received a letter of intent from the Reverend to take over the entire cost of The Chapel.

4. ANY OTHER BUSINESS

MI advised members that the only item on the agenda for the EGM was to appoint Directors. As Fellowes Plain Estate currently has a Steering Committee, the appointment of Directors takes the place of the Steering Committee. Therefore, Steering Committee meetings will no longer be held.

All, apart from one member of the Steering Committee, have submitted Directorship nominations, with the other nomination being from outside of the Steering Committee.

As per the Mem and Arts, there has to be a minimum of two directors but no maximum.

With regards to the grounds maintenance, CGM Ltd carry out 30 visits per annum. We have received no negative, or positive feedback.

Grass Solutions will feed and weed the green areas on the Estate in April 2016.

Members have voiced concerns with the area to Brunswick Road. They are unhappy with how this is being maintained. MI advised that CGM Ltd are scheduled to tidy this area every other week. Andy Hart will speak with CGM Ltd. More works shall be carried out to this area once the Tree Report has been approved by the Council.

One concern is that a tree is at an angle which poses a risk to the properties. AH advised that when CGM Ltd carried out the Tree Report, the tree in question was deemed to be unsafe.

A member reported that the plaque on Wessex Street is in a poor condition. AH will look into this.

A member wishes for Persimmon to be held accountable for not making public Reverend Light's interest regarding The Chapel. MI will put this question to Persimmon.

A member asked if all the phases on the Estate will be represented by Directors. MI responded that not all phases will be represented, and that there is no provision in the Mem and Arts that all phases should be. Members of the Management Company have the option to become Directors, but do not have to submit a nomination. In the interim period, members

can come forwards to become a Director, with their nomination being ratified and approved at the next AGM. They do not have to sit on the board themselves as they can nominate a proxy to sit on the board. MI advised the members which phases will be represented.

A question was raised as to whether there was a minimum period of time a Director has to stand for. MI advised that there is no minimum period of time Directors have to stand for.

A member reported that there are still outstanding issues to be rectified on the Estate. AH will look into the issues reported, and report back to the member in question.

With no further business to discuss the meeting closed at approximately 7.20pm.

Lee McGregor
Assistant Property Manager
Residential Management Group Limited