

**Minutes from the 4th Residents Association Meeting for ARK+
Held 17th June 2008**

Attendees:

Pat Thew (chair person)	}	
Sarah Allen (Minute Secretary)	}	
Spencer Allen	}	
Ben Holloway	}	Committee Members
Riki Hooker	}	
Huw Millington	}	
Susan McBride	}	
Jamie Holt	}	
Steve Dicker	}	
Brian & Jean Richardson	}	
Barry Pinkin	}	
Leon Symonds	}	
Carol Symonds	}	
Mike Butcher	}	
David Thompson	}	

Derek Olver (Countywide Property Management)

1 Introduction

The Chairperson, Pat Thew welcomed everyone to the meeting and thanked them for attending. Special thanks went to Derek Olver from Countrywide who was invited to come along to this meeting. A representative from Solitaire was also invited, but declined the offer to attend.

2 Minutes of Last Meeting

The Minutes of the last meeting were agreed.

3 Local Policing

PCSO Owen Reeves and PC Keel attended this meeting. It was reported that May was a quiet month crime-wise in Whiteley (1x burglary, 1x non dwelling burglary (ie garage), 2 assaults, graffiti at skatepark, 4x inconsiderate behaviour calls).

It was agreed that most antisocial/inconsiderate behaviour by teenagers is fuelled by alcohol. PCSO stated that under 18's who are in possession of

alcohol in public areas will have their alcohol confiscated by Police – this is the stance in the Winchester City Council and Fareham Borough Council.

Residents were reminded to report any non-urgent issues to 101 and urgent issues to 999.

In general, it was agreed that Whiteley is not a bad area for crime.

4 Questions to Derek Olver (Countrywide)

Derek was welcomed to the meeting and stressed that his aim was to work together with the Residents Association so 'we' can accomplish something together.

The gardening contract was raised by Steve Dicker (SD), who asked for further clarification. Derek explained that a £10,000 contract was given to the present gardener. 4 quotes were obtained and the 2nd cheapest quote was awarded. These quotes were given to Pat Thew. Derek stressed that the relationship between Countrywide and the gardener was strictly business. It was also mentioned that the gardener has not increased his costs. The contract is renewed every 3 years.

Derek stressed that Countrywide is in no way affiliated with Barratts. The relationship again is strictly commercial. Barratts supply Countrywide with a schedule of work to maintain the area.

The issue of leaves not being cleared in Ivy Court and garage area behind 18 Oak Coppice was raised. Derek said that he would speak with the contractor and Countrywide would get this sorted.

The rubbish bin store at Ivy Court was raised by a resident who had concerns about the rubbish which was left within this store as the WCC bin collectors refuse to collect certain kinds of rubbish, for example polystyrene. This is a WCC issue who sub-contract this service to Serco. Derek said he will contact WCC and ask them to put labels on the bins stating what should not be placed in such bins.

It was mentioned by a resident that flat owners within Oak Coppice Road pay an additional £60 per year on top of the maintenance charge. This fee is for the maintenance of areas which are NOT communal areas and for private use by residents of such flats.

Lighting of car park areas in Oak Coppice Road – the lights are currently not working as they are not connected properly. Derek to speak to Barratts.

Derek Olver indicated that the maintenance fee will not go up higher than inflation.

Derek stated that Countrywide would be interested in placing a bid for the Solitaire contract if it went to tender, providing a quorum of 66% was achieved.

5 Meeting with Mark Oaten

On Monday 9th June, Mark Oaten, accompanied by Pat Thew and Susan McBride of ARK+, district councillor Vivian Achwal and Derek Olver of Countrywide property services, visited Area K+.

As a result, he is going to ask the District Auditor to investigate whether we are getting value for money regarding services and management charges. He will also be writing to the builders, Bovis and Barratts to ask when the management contracts are up for renewal. In addition, he is going to suggest to the builders that the contracts for the Solitaire houses are combined to cut costs for the residents.

He also suggested that we write to the Solitaire owners in the 'Plus' area asking if they would like to see their bill reduced as it is likely that a reduction of £100 a year would be possible if it were possible to change management company, which is something that can be done once 66% of households have joined ARK+.

Mark saw for himself the good job that Countrywide are doing in the area and accepted that Winchester City Council are unlikely to be able to keep the area looking as well kept as the Countrywide team

6 ARK+ Website

Huw Milington and Spencer Allen introduced the ARK+ website (www.whiteleyarkplus.org.uk) which has been created. It was agreed that the website was very informative and very professional. This website will be updated on a regular basis and people were asked if they had further ideas/suggestions on content etc.

7 Funding

A £400 grant has been awarded to ARK+ by Whiteley Parish Council. This money will be used to get the ARK+ website created and hosted on server, pay for room hire at Meadowside for meetings and printing costs for flyers/posters etc.

8 Way Forward

It was agreed that more residents within the Solitaire remit need to be 'recruited' as currently the numbers are not increasing.

Targeting the letting agents (ie Letco, Robinson Reade, Beales etc) for the rented properties was suggested as it is the owner and not tenant who need to be 'on-board'.

9 Next Meeting

End August – date to be confirmed. A committee meeting is due to take place on 9th July.

10 Action List (including actions carried over)

Number	Action	Actionee	Status
1	ARK+ will include; Acanthus Drive, Arbour Court, Bluebell Way, Jasmine Court, Kingswood Close, Oak Coppice Road, Rowan Close, Lavender Close, Silver Birch Way, Maple Rise and 52-160 Thyme Avenue. The Constitution will be updated accordingly. <i>The Constitution has been updated. Pat to confirm how many people are required to form a quorum.</i>	P Thew	Closed
2	Sarah Allen agreed to take minutes of future meetings.	S Allen	Ongoing
3	Ben Holloway agreed to write to Solitaire and Countrywide. <i>Letter has been sent to Countrywide. It has been noted that Countrywide and Solitaire residents have different issues and a separate letter needs to be sent to Solitaire</i>	P Thew/S Mcbride	Open
5	There is also a problem with the fence around the water works station in Maple Rise. Southern Water are to be approached. <i>Contacted Southern Water who informed us that until the road was adopted they are not responsible for the pumping station. Countrywide was also contacted but unfortunately they have no funds at</i>	S Allen	Closed

	<p><i>present due to lack of maintenance payments received. Contact was made to Bovis, who said it was Barratts responsibility.</i></p> <p><i>Pat also contacted Winchester City Council, who sent someone to have a look at the broken fence. The fence should be repaired by end of this week (w/e 4th April). Sarah to contact Pat if it is not repaired by Sunday 5th April.</i></p> <p><i>In the meantime, a company called PIMS Group appeared at the pumping station on Wednesday to carry out maintenance, but not on the fence, so it appears the pumping station is being maintained.</i></p>		
6	<p>Huw Millington has agreed to publicise ARK+ on the Whiteley Forum website. He is also prepared to set up our own ARK+ website.</p> <p><i>Pat to meet up with Huw to discuss requirements etc.</i></p>	H Millington	Closed
7	<p>Pat to look into asking Whiteley Parish for a grant towards covering the cost of holding meetings at Meadowside for the next 6 months.</p> <p><i>Rici to liaise with Pat and complete a Grant Form and submit to Whiteley Parish Council for approval.</i></p> <p><i>A £400 grant has been awarded to ARK+ by Whiteley Parish Council.</i></p>	P Thew/R Hooker	Closed
8	Countrywide to provide a map showing the areas of their responsibility	D Olver	Closed
9	Road adoption status. Vivian to speak to Nicki Oliver at Whiteley Parish Council	V Achwal	Open
10	Attendance at Parish Council Assembly – Pat to co-ordinate with Chris Cousins	P Thew	Closed
11	Whiteley Parish Council Noticeboard – Vivian to look into the possibility of getting a noticeboard close to Maple Rise/Silver Birch Way	V Achwal	Open
12	No maintenance charge increase for next year - it was suggested that we ask Derek Olver to give that to us in writing.	P Thew	Closed
13	Litter bags by Whiteley Parish Council Noticeboard in Thyme Avenue (opposite No, 52) are still waiting for collection by	V Achwal	Closed

	Winchester City Council		
14	Fence Panel by Playing Fields (near Thyme Avenue) – fence panels have already been replaced by Countrywide, however, one panel has broken again and needs replacing. Derek stated that Barratts have agreed to mend this fence. To date (28/6/08), it has not yet been repaired.	P Thew	Open
15	There is still a question mark over the number of houses/flats within Area K+. Vivian to confirm to Pat the actual numbers.	V Achwal	Open
16	It was proposed that a meeting with Solitaire needs to be set-up to discuss any issues which their residents have	P Thew	Open
17	FAQ Sheet to be put together and sent to all residents within Area K+.	Committee Members	Closed