

Minutes of Residents Meeting October 20 2015

These minutes should be read in conjunction with presentation that was made at the meeting, which is posted on the website.

The topics were Welcome, Management, Financial Summary, Community Website, Activities, Covenants, Questionnaire and Answers.

Management

New Directors are required, an outline of responsibilities, how often we meet etc was outlined.

Activities

Thanks were recorded for the help that a resident, Alistair Gill, has given, in planning the new flower bed by the new flats, including planting bulbs with neighbours and their children recently, and having his watering hose stolen. BPDML will refund this for him.

Question and answers

A resident asked about the overgrown pathways and brambles leading from the estate onto the open space/field by Repton Hall. This is owned by Bridgefield Building Services Ltd. We explained that we would be rebuilding the broken pillar at the entrance to the field at our cost rather than waiting any longer for Bridgefield to do this as they promised to do it over a year ago.

We advised that we have arranged for Green Fingers to trim back the trees which stand on the land belonging to Bridgefield, overhanging the metal fence on John Repton Gardens. Greenfingers will bill Bridgefield direct. They now have planning permission and will start this work once leaves have dropped (note post meeting – this work has now been completed)

Residents were interested to know what the arrangement and legal agreement is in place between Bristol City Council and Bridgefield. BPDML will enquire and if there is no success, will consider using the Freedom of Information Act to try and find out. **ACTION**

We explained that we planned to instruct Tree surgeons to review all the trees we are responsible for to check their health and any issues that we may need to address.

A resident said that recently they observed a fire engine being unable to get past parked cars on Strathearn Drive. **ACTION** a note to be added website asking for considerate parking.

There was also a request that signage should be put up on casement road between John Repton Gardens and Royal Victoria Park to remind people this isn't an accepted parking space and cars may need to be moved for emergency services. This notice should also be added to next years bill. **ACTION**

It was felt that considerate parking does not relate to flats occupant or tenants as the covenant message is diluted as they do not receive a copy of the bill/covenant details directly from us.

Clear signage seems to be a problem for deliveries. 45 to 53 Royal Victoria Park and 82- 88 Strathearn Drive also seem to be hard to find and we were asked to put up additional signage to help. **ACTION** – considered at Directors meeting on 1 December and consensus was that no further action required.

The condition of the window frames of 1- 25 Strathearn Drive was raised. As this block belongs to the Housing Association BPCMCL were asked to contact the Housing Association and ask when repair/maintenance work will be done **ACTION**

A resident had raised the issue about seeing rubbish on Strathearn Drive, which may be dropped by school children walking through the estate. In the past this had been managed successfully by identifying the origin of the rubbish. We asked locals to note who they think has done this, and to let us know via our website or admin address.

Estate Agent signs: A resident has made their own complaints to 8 local agents to ask them to remove signs on the estate, and asked us to enforce this too. **ACTION**-agreed to contact estate agents again to report any new signage that may be on amenity land

A resident stated that he felt our houses were undervalued and thought it was related with the fact that our estate is not included in the catchment area of the local Free School. Wondered if a business case could be made that we should be included.