



**Notes of the Residents Meeting held on Wednesday 15th October 2014 at
6.30p.m.
at Ketley Parish Community Centre**

Present:- David Churm (DC) - TMC Co-ordinator
Julie Mansell (JM) - Resident
Malcolm Page (MP) - Resident
Bernadette Page (BP) - Resident
Jane Davis (JD) - Resident
Sianne Fellowes (SF) - Sanctuary Home Ownership
Matt Barnes (MB) - Sanctuary Estate Services
John Symons (JS) - Taylor Wimpey
Helen Carter (HC) - Taylor Wimpey
Kathy Dennis (KD) - Resident
Nicky Lennon (NL) - Safer Neighbourhoods Officer
2 x Residents

1. Welcome

DC welcomed all those present and introduced JS, HC and MB.

2. Apologies

Richard Davis - Resident
Peter Mansell - Resident

3. Safer Neighbourhoods

In general NL explained that the Millennium Community and Ketley as a whole was a low crime area.

One issue was to be followed up by NL and Sanctuary Housing Officer.

The issue of speeding on the roads on the Millennium Community and NL said they had considered previously putting the mobile speed camera on by the Millennium Square but the length of road was not enough for it to register on the camera. Signage was then discussed and JS said that if signs were put up the Council may have an issue over this when it came to adopting them. MB suggested where there were stewardship areas to put some signs on tree stakes. JS suggested engaging with the primary school to come up with a design for a sign. **DC said he had a meeting with the school arranged and will discuss this with them.**

NL stated that Police were happy to send a letter to offending drivers who were allegedly speeding.

SF stated that Sanctuary had an Anti-Social Behaviour telephone number where incidents could be reported.

4. Matters Arising (notes of the meeting held on 16th July 2014)

Dog Fouling

DC reported he had looked into supplying a dispenser for bags to encourage dog owners to pick up their dogs mess. DC went onto explain that siting the bins the Trust had been offered by the Parish Council had proved problematic due to getting someone to empty them. This had only just recently been resolved and the 2 bins are now going to be sited on Telford & Wrekin Council (T&WC) land and the Council will empty them. These will be provided asap and at this point DC will look into providing a bag dispenser.

Landscaping

A long discussion took place particularly about the raised beds in front of 33 to 51 Ketley Park Road. JS explained that Homes and Communities Agency (HCA) and T&WC were unable to find the original plans as to what should be planted in the raised beds. MP said that the he maintained the piece of land in front of his home but it was a shame that as the road had been completed the landscape works could not be. JS said that if HCA and T&WC could not find plans Taylor Wimpey (TW) would re-plant. Confirmation of S38 adoption of the raised beds was still needed and HC said she would do this.

JS confirmed that S38 adoption procedures would be carried out in phases and phase 1 would hopefully be done very shortly. JS said it was in TW's interest to get the proposed areas to be adopted up to adoptable standard as soon as possible as the defects period does not start until the land is adopted.

MP asked when the trees were to be planted in the empty pods on the spine road. JS said these will be planted imminently.

Landscaping was then discussed generally and MB said he and DC had already started looking at areas for improvement and this will continue over the next few months. MB distributed a map showing the areas of responsibility under the stewardship and explained as an example that his staff do spray over and above where they are supposed to as if they did not it could make the area look poor.

Speeding

DC reported he had looked at machines which would display vehicle speeds. The cost of a fixed machine would be circa £1500 plus VAT and a mobile one would be circa £500 plus VAT. BP mentioned a mobile one could be the subject to theft. The cost of running the machines was also discussed and the issue of solar powered ones was mentioned but DC stated the solar powered machines were even more expensive.

Notice Board

DC reported the noticeboard was now up in the Sanctuary office and some said they had looked at it.

5. Covenants

This had been raised in previous meetings and specifically related to the hanging of washing on apartment balconies

JS explained the following regarding the covenants:

- Covenants were rules embedded in the transfer of land
- Can be enforced through the courts
- Each resident has the power to enforce the covenants
- On re-sales for example the covenants are passed though to the new owner
- Such action could be suing for damages eg if affects value of property

A general discussion took place and those in attendance that lived in apartments stated they did not see what harm it caused but others said it did not give a very good impression of the area and could de-value properties. JD asked who would stand the legal costs of any enforcement and JS confirmed the budget would have to be set for this.

A discussion then took place as to where residents who lived in apartments were expected to dry their washing and a debate took place about this with various suggestions being made.

The decision was for DC to write to all apartment block residents to state that no clothes should be visible on the balcony from the outside. The decision was met with mixed feelings.

On the point of covenants BP raised the issue of a caravan parked on the estate. DC stated this was being dealt with and should be removed shortly.

6. Feedback from Board meeting – 10th September 2014

DC reported that most of the issues to report back on had been covered under 'matters arising'. However, DC reported that the recruitment of a further Resident Board Director had now been concluded and was pleased to announce that Julie Mansell (JM) had been offered the position and accepted it.

7. Phase 4 onwards

JS and HC facilitated this part of the meeting and showed residents the proposed re-plan of phase 4 onwards

8. AOB

This was covered at various points throughout the meeting:

Eurobins at Apartment Blocks and Recycling

It was mentioned about recycling facilities for the apartments, DC said he would speak with T&WC about this. This then led to a conversation about the recycling containers in the Millennium Square and Glenn Cottages. DC said there is a review being undertaken by T&WC and there is a possibility these may be removed at some point in the future.

Skateboarding

Residents mentioned skateboarding in areas of the community. DC said he would monitor and speak with the skateboarders.

Lighting

KD mentioned lighting that was not working on Skylark View. HC undertook to report this.

Retail Unit

HC reported that they had a buyer for the retail unit which was from a hair and beauty salon. A general discussion took place about parking but agreed this should not be much of an issue with the business being operated.

9. Date of next Meeting

TBC