



Westcliff Park Residents Committee Meeting
Saturday 22nd October 2016 at 11am

Present:	Marc Jolly	(Chair)
	Amanda Jolly	(Secretary)
	Mick Papworth	(The Old Stables)
	Dave Stafford	(Treasurer)
	Gill Stafford	(Social Committee)
	Vernon Sumray	(Belmont House)
	Helen Webster	(Gardens)
	Brian Urwin	(Victoria Row)
Apologies:	Terry McCaffery	(East and West Wing)
	Chris Cray	(Social Committee)
	Steph Cray	(Albert Row)
	Jon Dahms	(Block Management Company)

Welcome from the Chair, Marc Jolly and apologies read out. Terry is away in France at the moment, Chris and Steph are staying at their daughter's in London and Jon Dahms is away on holiday.

AGM Minutes

It was agreed that the minutes from the last AGM, held in July were a good account of the issues discussed and very comprehensive. Marc explained how action points arising from our meetings are now dealt with and managed between himself and Jon Dahms and will explain in more detail under Item 5 on the Agenda (Trello). Minutes were therefore accepted and agreed as a true and accurate record.

Treasurer's Report

Dave circulated the accounts to all present and talked us through them. He told us that we had had £500 in from the management company. The basement room of Belmont House has had to be cleared of rubbish and debris at a cost of £100. Printer Ink for Christo. Winter Plants for the Urns outside the back of Belmont House. A fourth urn to finish the display was now at the garden centre waiting to be collected which will be done later next week. The Committee has also purchased a small laminator to keep things tidy on the notice boards. We therefore have a very healthy balance at the moment of £1,261.70. It was agreed that fireworks would be bought out of this pot for the display planned onsite for Saturday 5th November. Brian asked whether residents were still putting in the £5 kitty money each year and it was explained to him that this had now been scrapped as some residents were not in agreement with it. It is hoped that people will not dispose of their rubbish anymore in the basement of Belmont House causing us to have to pay for another clearance. Chair thanked Dave for agreeing to stay on and serve as Treasurer as he is doing a great job.

Trello

The Chair asked for this item to be put on the agenda so that he can explain how action points arising from meetings are now managed between himself and Jon Dahms at the management company. Trello is an online job sheet system. This system allows Jon to immediately see when an issue or job has been raised here from Westcliff Park and to act on it. Chair and Jon can add notes for each other to read and keep track of what jobs are pending, in progress or completed. It is also a good visual aid for the Chair to see how much progress has been made on issues raised by residents between meetings. Chair feels it is working very well and is making things happen. Due to the system being effective, so far, since the AGM in July the following job cards have been raised, dealt with and completed:-

Signage put onto all pedestrian gates reading "Residents Only"
Change of pedestrian gate access codes
Engagement of gardening contractor
Removal of dead bushes around Belmont House
Tidy up for flowerbed outside London Road Entrance
Installation of noticeboards at all bin areas around the site to inform residents of news/events
Removal of rubbish from Belmont House basement
Maintenance to failed LED lights around the site
Creation of ramp for bin access to Albert Row
Full monetary breakdown of expenditure on gardens/grounds obtained as requested by residents
Final Urn for wall at front of Belmont House ordered
Bushes around site to be shaped and pruned

Gardens & Grounds

Helen asked the Committee whether they were aware of the fact that as a group we had applied for £2,000 of funding through the Postcode Lottery to buy "bee friendly" plants to attract bees and help the bee population. We are yet to hear if this has been successful but should find out in mid-December what the outcome is. It is envisaged that if we are successful then the planting of these shrubs and plants will begin in earnest with the contractors in the Spring. Helen can update us further on this in the January committee meeting. Helen explained that her aim is to get the gardens looking good and tidy but with low maintenance shrubs and plants. Helen has noticed that the shrub area at the back of Belmont House is full of bindweed and brambles. It is therefore felt that this area would benefit from having all of the shrubs taken out from that area and replanted with Rose Carpet. The shrubs that are still useful could be replanted around the site and the rest disposed of. This Rose Carpet only needs trimming once per year and is low maintenance but looks good. Helen asked for support of the Committee to make this change and the Committee pledged their support. Helen reported that she is so far pleased with the balance of the gardening contractors and Roly and his wife and feels that things are working well. Other Committee members praised Helen for her efforts and agreed that the gardens were looking good and her hard work in planning and managing is starting to payoff.

Work that has happened so far is the improvement of the flower bed outside the London Road gates, reshaped the bed outside Belmont House, removed dead shrubs from around the site, tidied and laid stone in the front bed on Royal Esplanade, started planting of a rockery area to the right of the front gates on Royal Esplanade, tidied bin area by Victoria Row. Gill asked whether the same could be done by the bin area near to the Old Stables and Helen agreed to speak with Jon Dahms to release the funding for this which she feels would be in the region of about £200.

The contractors are bringing us free topsoil at the moment from other jobs they do which has come in very handy and saved us money as the quality of the soil on site is not the greatest in places.

Helen also outlined that she would like to commence a planting schedule of polyanthus and cyclamen and asked for £250-£300 from our funds to do this. Dave agreed to getting a quote from the garden centre near Sandwich that we purchased the urns from and if the price is reasonable Dave will go ahead and order them. Committee agreed this expenditure.

The Committee asked Helen to clarify how often the contractors were paid to come to us at the moment. Helen informed the Committee that it was two days per month at present until December. Nothing has been booked for January and February as there is not much to do in the gardens at this time of year. Therefore at the January Committee meeting we can make some decisions about whether we want them to continue. Dave asked how much they cost and Helen thought that it was £300 per day. Chair did mention that he thought that having an annual cost for the contractors in 2017 instead of a day rate may prove more cost effective and is currently being investigated by Jon Dahms.

Helen feels that although the contractors are very hardworking they are not necessarily hugely knowledgeable about plants and gardens so it is working well with them having support from Roly.

Committee confirmed that they were happy that Ian, the lawn and hedge trimmer is doing a great job.

Dave and Gill asked Helen when the hedge along the fence at the London Road entrance is due to be cut as it is looking very untidy. Helen confirmed that this is better to be done in Spring and will put this on the "To Do" list for then.

Helen would like to put in some propagating tunnels behind Albert Row to allow us to grow our own flowers/plants to keep costs down. This area would also need a water supply, Chair explained that this was already on the action list and Steph Cray from 2 Albert Row is due to do this job but he has recently had a knee replacement operation so is out of action for a while. Committee supports the poly tunnel idea and will ask Jon Dahms to price up and source.

Helen brought to the attention of the Committee that some residents are dumping rubbish in the compost area and this needs to stop as it makes things difficult.

Helen also asked the Committee if they knew when the next tree audit is due on the site. Committee confirmed that they did not know and would ask Jon Dahms to clarify.

Helen raised the point that when John Taylor used to oversee the gardens, part of his role was to collect a Christmas tip for the bin men – Helen is happy for John Taylor to continue to do this – Committee agreed and Brian is going to speak with John Taylor to ask him if he is willing to continue the collection for the bin men.

Amanda Jolly raised the issue that the bin men have caused considerable damage to certain areas around the site including kerbs around Belmont House that have had to be fixed a number of times this year at a cost to us and also to the side of 1 Albert Row and so she was not in agreement with tipping the bin men when they are so disrespectful of the grounds here. Various members of the Committee agreed that they could see Amanda's point of view but that by not tipping them we could be looking at more hassle with them refusing to take away bins with contaminated recycling etc. Amanda conceded and went with the majority and it was agreed by the Committee that the annual Christmas tip collection for the bin men would go ahead as usual this year.

Various members of the Committee praised Helen for the work that she is doing and all feel that she is doing a great job and the Committee assured her that she has their full support to make the necessary changes to improve the grounds.

ACTIONS:

- a) Helen to speak with Jon Dahms about money to put shingle and tidy bin area by Old Stables.
- b) Helen to put on her "To Do" list for Spring, cutting of hedge along the top car park (London Road Entrance)
- c) Chair to chase Jon Dahms regarding negotiation of an annual rate for Contractors
- d) Jon Dahms to cost poly-tunnel
- e) Jon Dahms to advise Committee when next tree audit is due
- f) Brian Urwin to check with John Taylor that he is happy to continue to collect for the bin men this year

Site Updates

Vernon – A key was snapped in the lock in the front door of Belmont House and whoever did it said nothing and left it in there causing considerable inconvenience to residents. It has now been sorted out and other than all quiet.

Brian – There is a lack of harmony in Victoria Row at present regarding the parking and use of the disabled bay, there has also been some residents from Albert Row parking in Victoria Row visitors space. Guests seem reluctant to use the overflow carpark as there are too many stones in it and when you drive on it it flicks the stones up and chips your car. Brian, asked whether there was a way that it could be looked at being tarmacked? It was agreed that if there was a sign made up directing visitors to the overflow car park this may help in some way towards alleviating the problem.

Disabled spaces were discussed and it was felt by Dave that disabled spaces should only be used by residents to load and unload their disabled passengers with no longer than a 3-hour park (as it is in the road and public car parks) and then the driver can then put their car into their own allocated parking space.

Chair undertook to have a discussion with Jon Dahms about the parking in general in Westcliff Park to see if some changes could be made.

ACTIONS:

- a) Jon Dahms to cost up getting the overflow car park tarmacked
- b) Chair to speak with Jon Dahms regarding any changes that could be made to alleviate parking problems around the site

Any Other Business

Brian and Amanda outlined to the Committee that the Bretts Cement Processing Works at Ramsgate Port has applied for planning permission to increase the size of their plant. This is likely to cause a significant health issue to those living on both the East and West Cliff (dependent on what way the wind is blowing) as the dust particles that occur from this site are proven to affect cancer patients, COPD sufferers, asthma sufferers etc. There is a public meeting being held at 7pm at Oddfellows Hall in Ramsgate Town Centre this coming Thursday (27th October) 2016 for everyone to come together to air their views to their local MP. We, as a community on the Westcliff need to come together to try and block this planning application.

Gill told the Committee about tree trimming planned for Christmas, nearer the time she will be putting

up notices on the noticeboards to invite residents to come along to Belmont House to help to decorate the tree.

Brian told the Committee that in his role as neighbourhood watch co-ordinator he gets regular emails from the Police and Crimestoppers about local scams that are happening. Brian asked the Committee's thoughts on the best way to communicate these updates to the residents. It was agreed that there would be a notice put up on the website directing residents to an area of the website where these scams will be kept updated.

Amanda raised the issue that many residents are still having television reception issues despite the aerial engineer having visited the site a number of times. This needs to be looked at again – Chair agreed to liaise with Jon Dahms about a proper site inspection for this.

Helen wanted to know when the gutters are due to be cleared for Victoria and Albert Rows – it was supposed to have been done now but nothing has happened. Chair will raise an action with Jon Dahms.

ACTIONS:

- a) Chair to raise a ticket with Jon Dahms for gutter clearance.
- b) Brian Urwin to forward Crime-stoppers updates to Chair (Marc) so that he can keep the website updated with them.
- c) Gill to inform Secretary of tree trimming date so that she can update the noticeboards
- d) Chair to speak with Jon Dahms about a possible site visit/alternative to the current TV aerial system

All business having been concluded the meeting was brought to a close by the Chair at 12.20pm. Date of next meeting **Saturday 21st January 2017 at 11am**