

Royal Clarence Marina Residents Association

Ordinary Meeting: Minutes

29 November 2018

Unit 2 Cooperage Green, Weevil Lane, Gosport PO12 1AX

Chair: David Whitehead

Secretary: Philippa Dickinson

Treasurer: Erica Dawtrey

Chair: Opening Comments

The Chairman thanked members of the committee for their hard work on behalf of the RA.

Attendees: 25 residents

Apologies: 10 households

Approval of the Minutes of the Last Meeting

Minutes of the previous meeting (24 Nov 2017) were approved (with a minor correction) by a show of hands (proposed Steve Parry, seconded by George Blower).

Reports from RCM Blocks

Galleon Place & Ledwell Court – Phase H (David Whitehead & Steve Parry)

Steve Parry reported for Ledwell Court:

- Redec on balconies still to be done.
- Water meters: RMG do not monitor. Leaseholders can get this info for a small fee.
- Galleon and Ledwell leaks on the top floor parts. Due to blocked gullies and pipes. Have now all been replaced.
- Parking on the drop-off zone has improved.

DW reported for Galleon Place:

- Water ingress from blocked gullies now dealt with

Chandlers, Malthouse, Salthouse & Salters Mews - Phase C

Chandlers : Property Manager had reported earlier that the long-running issue with the stained carpets was about to be resolved with the replacements due to be installed shortly (at RMG cost).

Salthouse (Simon Candy)

- Taxi pick up area still an issue: taxis with their engines running.
- “Whistling” door on occasions depending on wind strength and direction. Will report to RMG
- Poor lighting over the key-pads. Will report to RMG

Flagstaff Green – Phase B (George Blower)

- Persistent lead thefts: RMG has now used anti-climb paint on the parapets of the most vulnerable buildings.
- Gate, Pond & grass maintenance: Following discussion with Stephanie Head in the earlier Property Manager's Review. GB commented on his hopes that the contract for the gardening will improve next year. If pond gets restored to what it was, it will look like a nice place to live.
- Comment about number of people who walk diagonally across the green. Discussion re history of the layout of the green, the flagpole and whether additional signage might improve the damage to the grass..
- As reported by Stephanie Head earlier, Flagstaff House has been cleaned. Now won't need painting. So should reduce the cost of the external redecoration

Granary & Bakery – Phase E (Erica Dawtrey; Alan Rogers; Philippa Dickinson)

- ED: outlined the process of meeting between the Bldg reps and RMG for the preparation of the 2019 Budget. All blocks now have properly written Capital Expenditure Plans (Capex) covering requirements for large cyclical expenditure to ensure that the buildings are kept in good working order (eg replacement lifts, external and internal redecoration, renewal of roofs etc). Monies for these known large expenditure are collected over a number of years and kept in a Reserve Fund so that when the big expenses have to be incurred, there is sufficient money in the Reserves to pay for the works.. ED explained that there may be some big adjustments coming in the reserves for the Estate.
- Phase E: Granary & Bakery. ED mentioned that front doors being left on the latch and asked that all residents ensure that the doors are properly latched as they enter and exit the building.
- Over-flowing rubbish & recycling bins. Problem exacerbated by unflattened cardboard boxes. Plea to ensure that boxes are flattened before placing in the bin.
- Window cleaning for G&B had been suspended following the redec. Remedial work still being done. No decision made yet as to when window cleaning will be resumed.
- Question from the floor as to whether there has been a change of policy re late-night noise at *The Victualler*. ED replied that the RA had not heard any new news on policy yet nor any contact from the new owner as yet.
- AR reported that Berkeley Homes and TRC still carrying out remedial works (especially the failed lime mortar pointing).
- AR reported that all the lighting under the Granary has failed again. To be reported to RMG
- AR reported that the Granary undercroft is still being used to store exterior Arty's furniture
- There is still an issue with customers and staff from the commercial premises smoking under the Granary close to the residential entrance.

RCY/RCM 2019 and Beyond

PD reported briefly on responses received from Berkeley Homes to questions on:

- NM7 Block (new build):
- Parking Management:
 - expected timeline for revisions to the approved permanent Parking Management Scheme

- Arrangements for renewal of the current Interim Parking Management Scheme (permits due to expire May 2018)
- Poor lighting and navigational signage around the site
- Empty Waterfront Commercial Properties: any sign of those becoming occupied?

Responses from Berkeley Homes appended below.

In the discussion which followed, various people commented on problems with navigational signage, especially emergency vehicles not being able to find Flagstaff House

Simon Candy reported the annual problem with the lights' timers being out of phase. ED has spoken to Mark B

PD gave a very brief summary of the latest news re the release of the retained land at RCY being released by the Defence Infrastructure Organisation (DIO) and GBC's successful bid to be designated by Historic England as a Heritage Action Zone. Both stories widely reported in the local news media.

Any Other Business

- ED reminded residents that the smoke alarm systems in their apartments have a life of 10 years and may need replacement (which would have to be done by a qualified electrician).
- Simon Candy asked whether consideration could be given to the installation of a publicly accessible AED Defibrillator on site. PD mentioned that there is one at the Marina but will add to the Agenda for the next progress meeting between the Committee and RMG.

Date of Next Meeting: To be advised

Meeting Closed 21:05

Appendix : Responses from Jon Vetori and Mike Paddock (Berkeley Homes)

!) Jon Vetori, Head Of Customer Service, Berkeley Homes (Southern) Ltd: 28 Nov 2018:

Good Evening Philippa. Apologies for the delay in replying.

Chris Gilbert [BH Southern MD] and I met Debbie Gore [GBC Head of Development and Regeneration] and Rob Harper [GBC Conservation and Design Manager] a few weeks ago to discuss our future plans for RCM over the next 12 months or so. We discussed a few new ideas around supporting the commercial units at RCM and we plan to sit down with the new Case Officer to discuss our parking plans before the end of the year and in all likelihood we will submit a revised Car Parking Management Plan in January 2019.

We haven't discussed the IPS [Interim Parking Scheme] extension yet but I imagine the timing and duration will be driven by the CPMP progress in early 2019.

As you know, we have concluded a deal on the Slaughterhouse and I'm glad to see the re-fit is coming along. There is keen interest from an existing Gosport restaurant and a cookery school to share the Chandlers Unit 3 but in understand these deals are in their infancy.

We are looking to incorporate some additional navigational signage and associated lighting in key areas on the development as part of the CPMP and you will have seen some of the designs already. We are not going to fund finger-post navigational signage and the challenge we have with lighting generally is not the light itself but the cost of digging up roads to connect to a supply.

On a positive note, Rob Harper said there is an opportunity to apply for external funding to support RCM as a heritage location and I sure Rob will divulge more on amounts and his plans in due course.

I appreciate this is a brief reply but I hope this helps ahead of your meeting.

Many Thanks

Jon Vetori

2) Mike Paddock, NM7 Project Manager, Berkeley Homes (Southern) Ltd, 29 Nov 2018:

Hi Philippa,

Really sorry for the late reply back and apologies that due to family commitments I cannot make tonight's residents meeting which I had planned to attend as I think it would have been good to hear and understand any residents' concerns or queries so please can you kindly extend my apologies to all attending.

The NM7 build has been slightly delayed due to certain factors and the weather causing further delay this week but we are looking to complete all stage one groundworks (all the messy work) inc the drain remedial to Slaughterhouse Sq before the Christmas break and are hopeful to tarmac the phase haul road next week which will greatly reduce the problem with mud and keeping the road maintained and clean.

The incoming BT & water services has been completed but due to UKPS/ SSE requirements on non-essential work to power network cables in the lead up to Christmas we have been informed this will now take place in the new year for the last required 'off site' works to Weevil Lane further lessening any impact to the surrounding residents thereafter.

We are starting to rise the superstructure of building NM7 which will become evident from outside in the new year and are still looking to be complete in the new year of 2020

I hope this makes sense and please let the residents know any queries, problems or comments are greatly received to enable transparency and fluidity throughout the build.

Many Thanks

Mike