

Dunton Park Residents Association

Committee Meeting Minutes

Monday 24 June 2024 at 19:00

Present

Gary, James, Sheila H, Lynda, Julie, Pat M, Pat S

+ 2 members observing.

Apologies – Denise & Sheila M

1. Chair Gary: opening remarks.

a) Gary welcomed committee members and observers.

2. Recap on AGM Thursday 28 March 2024

a) Gary asked for an update on how the coach trip was coming along. James confirmed Sheila M had been looking at options and gathering costs. However, it was working out quite expensive so nothing has been fixed yet.

b) At the last meeting residents asked what will happen if they don't reduce the height of their hedges as per Regency's request. We followed that up with Regency and they said that as part of their site license they have been instructed to make sure residents' hedges comply with legislation. Regency management intends to check this has been done and follow up with residents on a one-to-one basis if it hasn't.

c) At the last meeting we talked about residents Jayne F who had asked us to help with fundraising for a local adult learning charity. This was arranged and will take place on 3 July 2024.

3) Update on tribunal case earlier that day

The inspection took place at 10am.

For the court there was -

The Judge

The court expert (a surveyor)

For the site there was -

Sharon Reach, Regency Operations Manager

John Clements (Regency's solicitor)

For the residents was -

Gary and James as Chair and Secretary

James and Gary showed the group around highlighting issues but bear in mind we'd already submitted loads of photographs taken in 2022/23. After the inspection we all headed off to Chelmsford Crown Court for the hearing which lasted around 3 hrs 15 mins.

James and Gary updated the committee on how the case went and a decision will be due in around 5 weeks.

4) Update on meeting with senior management.

a) On Wednesday 6 June, James and Gary met with one of Regency's senior management, Chelsey LeFerve who is overall operations director.

b) We expressed our frustration that security patrols had been withdrawn from the site and there was no consultation with the residents association over this serious development. Ms LeFerve explained that she couldn't justify spending over 50k a year on patrols and that she would look at other security options that would be more cost effective and arguably better in terms of site security.

We reiterated that we weren't happy with the situation and that security 'patrols' were part of the package of things we're entitled to receive as part of our pitch fee. We told Ms LeFerve that all the time we are without this vital service we will back residents who want to dispute annual pitch fee increases until services are resumed.

c) Ms LeFerve said the company was looking at security gates which are common on most park home sites. The company will also look to improve CCTV coverage (currently the only CCTV captures footage outside the office along Main Drive).

d) We explained to Ms LeFerve that there's a lot of anger on site and residents are disappointed with Regency Living's first few months. Ms LeFerve said that she's happy to come to the site over the summer to have a meeting in the hall so residents could air their views.

e) We spoke about needing improvements in terms of communication with the residents association and Ms LeFerve has agreed to keep us better informed and updated.

f) We talked about the issues with the footpath including the flooded underpass, fly-tipping and antisocial behavior. We said that up until now, it's all been down to the residents association to liaise with the relevant authorities but we need much more involvement from the Regency in future. This was agreed and we now have a system of copying each other into complaints raised with the council.

5) **Entertainment updates**

a) Ticket sales for events in the hall have declined slightly over the last 6 months and this means we're only just covering our costs. The committee had a discussion about reasons why this might be and we came to the conclusion that perhaps we have too many events. So, the committee agreed to tweak events in the hall as follows:-

We are moving to a more flexible approach so rather than an event

every month without fail, we have more flexibility. As an example, sometimes we might have events with a 6 week gap and other times we might just have a Saturday night as a 'bar night' with no band/singer.

b) Julie books a variety of acts but following the success of Ladies Ascot day, some residents have asked for something a little more formal on a Saturday night where the focus isn't on pop music/bands. Julie agreed to look into this.

6) **Treasurer updates**

a) The balance of the association as of today's meeting is that we have £344.39 cash and £3600.46 in the bank making a total of £3944,85.

b) Full accounts are now published monthly on our website now that we've changed to using digital accounting software.

c) At the moment tea/coffee in the hall is donation only. The committee agreed to change this to £1 a cup because we're not covering our costs.

d) Committee agreed to buy a lockable money box for the hall for tea/coffee.

7) **Secretary updates**

a) A few people have asked why they don't get flyers for events through the door. Last year the committee decided that it was too time consuming and costly to deliver flyers to every home for every event and we now have advertising boards outside the club so people can see what's coming up.

We also have paper newsletters with events listed in and these are delivered to people who asked for deliveries and spare copies are always available in the hall.

b) Complaints are increasing over two e-scooter issues. Firstly child guests of residents whizzing round the site (this is something the office

is trying to deal with). But secondly we're having increasing issues with teenagers from off-site since security patrols were removed. They come down Main Drive at great speed and use the speed humps like skate ramps. Previously security patrols would speak to them but this no longer is the case.

Dunton is a private site but there is a right of way **by foot only** from the footpath to Lower Dunton Road. So, we contacted the council (Essex are responsible for the Right of Way). They have said it's a police matter not a council matter so we've gone back to the office to see what can be done about this issue.

8) **Equalities updates**

Denise was not present

9) **Helping Hands updates**

Nothing to report other than continuing to help where required.

10) **Questions from members**

No questions

11) **Any other business**

None.