

MINUTES OF THE RIVERSIDE AVENUE RESIDENTS ASSOCIATION COMMITTEE MEETING

Monday 19 January 2015

Present: Dave Hughes, Phil Summerlin, Darren Payne, Doug Ball, Kay Mingay
Elka Bhatt, Alison Carey, Pete Dore and Peter Martin (invited)

Apologies: Linda Payne

Update on previous minutes:

The minutes were read and approved with no matters arising. The minutes were signed by Dave Hughes (Chairman).

Chimes

Dave tried to contact Jill Shingler (EFDC planning office). Dave was informed that no further developments had taken place so far. Dave, in speaking to local residents, was of the opinion that a meeting was being planned. Kay to speak with a friend in Great Meadow to see if they had been informed of any developments.

Action: ongoing

Resignations and appointments

There were no appointments or resignations from the Committee since the last meeting.

Pete Dore (Pen-y-dre) was welcomed to the meeting having expressed an interest in joining the committee. If Pete would like to join the committee, he could do so at the next AGM. Pete was invited to attend committee meetings if he so wished, until the AGM took place.

Action: Await AGM

Financials

Linda Payne (Treasurer) was unable to attend the meeting but would provide a financial update once she had received the bank statements.

It was agreed that Dave and Linda should visit HSBC in Hoddesdon to try and have the address changed on the committee bank accounts so that statements could be sent to the Treasurer's address, Trelawny, Riverside Avenue, Broxbourne, EN10 6RD – date to be set.

Committee agreed to send overdue letters to all those that have payments outstanding following on from 20 November. Linda, Kay and Ali to get together to compose letters and statements. It was agreed that following on from the outcome of the overdue letters, consideration would be given to taking non payers to small claims court.

It was suggested that the committee could also look into ways of ascertaining what details are featured in the Deeds regarding the upkeep of the road. Darren to speak with Linda so that she could speak with a friendly conveyancer.

At the last meeting it was suggested that the committee prepare a letter which could be sent around to local estate agents informing them that Riverside Avenue runs a committee so that this could be included in sales particulars. Phil presented the letter to the committee. Bar a few small tweaks, the letter was approved and was ready to circulate to the local estate agents.

At the last meeting it was suggested that the committee prepare a “welcome” letter to new residents. This was with a view to informing new residents that a committee was in place which upholds an annual subscription fee.

Action: Phil/Linda/Kay/Alison

Road Repairs

Since the last meeting, Alison had arranged for an independent surveyor (Mark Wheeler) to provide a report on the suggested road repairs. Mark Wheeler had since visited the road and submitted a report on what areas, in his opinion, required immediate repair. Alison presented the report (email) along with a map of the road (with photographic evidence) which highlighted the worse affected areas. It was suggested that we obtain fresh quotes (given the previous quotes for repairs were dated 2012). Alison offered to speak with First Choice driveways (who had recently carried out works within the road). Alison would also speak to a friend who works within the Highways department of Enfield council to ask if there were any local contractors that he would recommend.

Within Mark Wheelers report, he had suggested that the committee contact EFDC with regards to the damage at the entrance of Riverside Avenue. In Mark’s opinion, he felt that we had some justification asking the council to contribute to the road repairs in this area considering lack of suitable drainage coming off the main road (Old Nazeing Road). Darren agreed to compose a letter to the council, for the committee to review.

It was suggested that when the “statement of accounts” were sent out to the residents, a copy of the map (which had photographic evidence of the damaged areas) would be attached to show residents that the road repair matters were being taken seriously and action was being taken.

Action: Alison/Darren

Right of Way – Keysers Estate

Some discussion took place regarding right of way through the Keysers Estate (Via Great Meadow). There was some concern that if residents where to place permanent fixings (walls, hedges etc), this would prohibit the access if at any point in time if it was required. It was suggested that the residents whose houses where adjacent to the through-road be advised that if in case of emergency, Riverside Avenue residents where to be given access through this road.

Dave had spoken to Brian and Pat of Carafora in Keysers and had informed them that we might at some point need access to the right of way.

A.O.B

Speeding: It was once again recommended that a letter be sent from the committee to any known/habitual offenders who continued to speed in Riverside Avenue.

Rubbish/Recycling: It was agreed that as an agenda item at the next AGM, we ask that residents be mindful of when they put their rubbish out, to ask them to place any recycling bags on top of the bins so as to deter foxes or alternatively, put rubbish out on the morning of the bin collection rather than the night before.

Sewer/Drains monitoring: Kay suggested that we ask residents to let the committee know if they make any reports to Thames Water to let the committee know. It was suggested that this be addressed as an agenda item at the next AGM.

Peter Martin (Emerald) was invited to join the meeting. This was in order to discuss the issues with the drainage. Peter reported that quite often only one pump was in action. Peter and Steve have logged how often the pumps were seen to be serviced. The following matters were discussed:-

- People putting non-disposable matter down the drains
- Suggested that Dave Hughes assist Peter/Steve compile a log of the issues
- Dave/Peter to enquire about technology to show that there is an issue but Thames Water seem to ignore the warnings
- It was felt that our depot was in Swindon
- Suggested Circular flush away
- 8 hour response time- SLA?
- To enquire as to whether we could obtain a map of the sewage channels. Request to be made from Thames Water

Action: Dave/Phil

Deeds of Access to River: Doug/Phil had met with Rob Browning (resident of Buttodene Road) with regards to the Deeds of access to the River (between Lilybank and Salcombe). A copy of the Deeds had been obtained for reference. After some discussion, it was agreed that RARA should not take over the ownership or seek to take responsibility of the access. The main reason being that if the committee were to take responsibility they would be required to take public liability insurance.

The right of ownership was also discussed. It would appear that (given the size of the land) there was only likely to be two interested parties – Lilybank and Salcombe). The question was raised as to whether RARA had any rights to sell the land. It was suggested that Linda could show the document to a friendly conveyancer to obtain some advice. Darren to speak with Linda.

Date of next meeting: TBC

Minutes approved by:

Signature:

Date: