

Abbotswood Residents Association

North West Spur and Abbotswood Close

Notes on the Annual Meeting held on 28th November 2016

1 Matters arising from last year's meeting

In 2015 a 'Spring Clean' was carried out, during which the verges were trimmed back to reveal the kerb stones, weedkiller was applied to the growth that was taking place in the road surface, and the white stones were repainted. This exercise was not repeated in 2016, but several weedkiller applications were made throughout year by the Chairman and Treasurer.

Residents are urged to maintain their own section of the road edges to prevent weed incursion and eventual tarmac loosening. In the long run this will extend the life of the present road surface, potentially saving thousands of pounds.

2 Finances

Annual subscriptions were contributed by all 29 occupied properties this year.

It was agreed that the Association would contribute £20 this year towards the cost of running the Abbotswood website. This site holds a lot of useful information for residents. It can be accessed at www.abbotswood.org using the password 'private'.

3 Subscriptions

Subscriptions for 2016-17 will remain at £100 per household, based on our history of increasing every 7th year. This should be sufficient to continue building our funds for a future resurfacing, while also covering the premium for the insurance policy.

Our financial year runs from 1 November 2016 to 31 October 2017. It would greatly assist the Treasurer if residents would pay their subscription as early as possible, and certainly no later than 31 August.

Subscriptions can be paid by cheque to the Treasurer, or by bank transfer. Account details are as follows:

Sort code:	40-22-26
Account no:	72868660
Account name:	Abbotswood RA

If you pay by bank transfer, please email the Treasurer to let him know (see item 7 below). Thank you.

4 Housing developments

In our area:

No 35A

- has changed hands and a planning application had been submitted to demolish the existing house and to rebuild a larger house. Discussions have taken place, between the new owners and parties interested in sustaining and improving the conservation aspects of Abbotswood, over the design and style of the original proposal. As a result of some major planned amendments the Council have closed the current application, pending a re-submission.
- Concern has been expressed by existing residents over:
 - i. the potential for road surface and verge damage,
 - ii. frequent road blockage during deliveries and removals, or
 - iii. the need for extensive removal of trees and hedges to prevent the above.
- It has been suggested that, in order to address the above concerns:
 - i. a firm, agreed contract with the construction company is essential to ensure that any damage to the road and verges, for which the RA has responsibility, is suitably repaired on completion, with an initial condition survey to be agreed by all parties,
 - ii. procedures for minimising disruption need to be agreed in advance of work starting, with no parking on road or verges, and any loading or unloading limited to an absolute maximum of 5 minutes, and only at previously agreed and notified times.
 - iii. a single point of contact between RA and constructor should be established to avoid multiple lines of uncoordinated communication.

No 2 Abbotswood Close

- Is now occupied.

Elsewhere in Abbotswood:

- Work is ongoing on a new property next to 26 Abbotswood, in the main horseshoe, unfortunately having made a mess of the recently resurfaced road.
- It is believed work at No 15 is imminent, but unlikely to affect our daily routines.
- An application at No 1 The Gatehouse to sub-divide the property into 2 was rejected but is now undergoing an Appeal.

5 Abbotswood Conservation Area

Matters of conservation are now handled by individual RA's for their own areas, though there is a continuing dialogue and co-ordination between ARANWS and ARACC, where there are strong opinions about sustaining and improving the elements that led to the establishment of the conservation area, specifically in the architectural style of new developments and the protection of significant trees that contribute to the aura of Abbotswood.

6 Neighbourhood Watch

Our section of Abbotswood (the NW Spur and Abbotswood Close) participates in the Neighbourhood Watch scheme, whose aim is "to create strong, friendly, active communities where crime and anti-social behaviour are less likely to happen" (and which may entitle residents to reduced rates for their household insurance). Our representative for Neighbourhood Watch matters is the Treasurer, Roy Thomas.

Surrey's Police and Crime Commissioner is conducting an online survey to gauge residents' views on the proposed rise in the policing element of the Council Tax for 2017-18. To take part, see www.surveymonkey.co.uk/r/policefunding.

7 Election of Officers

The committee members expressed their willingness to continue, and were duly re-elected for a further period of 12 months. The members are as follows:

Chairman	Terry Newman, 31 Abbotswood <i>terry_p_newman@yahoo.com</i>
Treasurer and Neighbourhood Watch	Roy Thomas, 7 Abbotswood Close <i>royathomas@virginmedia.com</i>
Secretary	David Pardo, 1 Abbotswood Close <i>david.pardo@ntlworld.com</i>
Committee	Sir Tony Vineall, 34 Abbotswood
Infrastructure	Barry Calder, 5 Abbotswood Close.

8 Other business

- i. Aldi have been forced to limit their opening hours to 2100, and number of deliveries allowed per day continues to be very limited, but traffic congestion is still apparent at peak times.
- ii. Communications from the Association are now not generally delivered in hard copy (paper) form – distribution is by email, so please remember to update the committee should an email address change. Formal written communications with individual residents, required in accordance with the terms of the Constitution will continue to be hand delivered in hard copy.

- iii. The Association has renewed its insurance against third-party claims. For anyone interested in the niceties of managing a private road, including reference to many of the legal technicalities, a book and/or booklet, produced by our Insurance Agent is available from the Chairman.