

The Village Newsletter

FOR THE RESIDENTS
ISSUED BY THE VILLAGE ASSOCIATION

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PLAYGROUND FREEHOLD TRANSFER

The Village Association (VA) is pleased to inform its members that the long running dispute with Caterham Barracks Community Trust (CBCT) with regard the Playground, located behind the Arc, has been resolved and following the signing of the legal documentation by all parties, the Freehold has now transferred to Tandridge District Council (TDC).

The money withheld, circa £28,000, from CBCT by the VA in 2015/16 will now be paid to TDC along with a payment by the Parish Council to refurbish the playground. Residents may recall a petition and resident engagement in 2015 by then resident and Parish Councillor, Caroline Warner on the design and equipment for the new play area. We are pleased to report that TDC have been able to secure agreement on the pricing from 2016, and that they are planning to commence work in the Spring of 2018.

As part of the transfer agreement, there will be an annual safety inspection to ensure the equipment and play area is both safe and being properly maintained.

The negotiations include the transfer of the Freeholds for

- Cricket Green & Pavilion
- Rifle Range
- Sports Ground (Football Pitches behind Fox Pub)
- Gymnasium (The Arc)

The Freeholds had not previously transferred to CBCT but should have done 7+ years ago under the original terms of the development. CBCT had the Leaseholds but Linden retained the Freeholds. The terms are complex but we have agreed clauses in both the Rent Charge Deed and the Freehold Transfers to help try and ensure that CBCT spend residents money in future on repairing the assets under their control and that any proposed change of use of those assets in the future will require VA consent, such consent is not to be unreasonably withheld.

These have been challenging, frustrating and a lengthy set of negotiations for all involved but it is the VA's hope that this can be a watershed moment which can be used to build a better relationship between the VA and CBCT going forward, as we believe this would be to the benefit of all residents, businesses and users of the development.

SERGEANTS PLACE TREES

The photo shows the beautiful trees in Sergeants Place. Unfortunately they have become diseased and need to come down.

Our duty of care to the Village and to residents requires they are taken down carefully and with consideration, causing minimal disruption to residents and businesses.

Please take a walk and look at the trees up close and you will see how big they have grown. We have chosen a local tree surgeon who cares as much as we do. The process involves taking one tree down at a time, creating a small 'No go Zone', allowing some use of car park, but requiring other cars to park away from working site.



Whilst we understand any disruption is frustrating, the procedure is only expected to last for 10 working days and the land will then be left to settle for 9 months before we will be planting new trees.

The start date is 29th January 2018 - weather permitting.

AGM UPDATE

The AGM was held on the 6 November and was attended by around 35 residents who were taken through the work of the VA during the year as well as our areas of focus for 2018 along with the audited accounts for 2016 and the budget for next year, which shows a 5% increase.

The VA's work during 2017 was presented and included the following areas of focus: Introduction of the new Warden Service in April and John West was on hand to respond to questions regarding the service. The feedback on the new service has been very positive, with their increased visibility being key benefit commented upon.

The work on the transfer of the playground from CBCT and the freeholds to CBCT was an area of much discussion.

Parking continues to be an area of frustration for many and this year we have introduced the Inconsiderate Parking notices and addressed several parking issues across the development as well as undertaken a review of potential improvements to known hotspots.

The meeting continued with a Q&A session, with questions raised on many of the topics covered with emphasis on Hazelvine, the budget and the introduction of CCTV in 2018.

A full report on the AGM is available to read online at www.thevillageassociation.org

VA SURGERIES

Following the AGM and comments from residents, the VA will pilot holding surgeries during 2018.

These 'drop-in' sessions are designed to provide an opportunity for members to hear and engage in the work of the VA as well as to further improve the transparency of the VA and the projects and work we are involved in. The VA surgeries will be open to all residents and businesses within the Village to come and discuss any relevant topics.

Surgeries are planned for April and July, with dates to be announced in the new year. The AGM will then again take place in October/November.

PLANTING

Acacia, the Village landscaping contractors, are continuing to develop the landscaping around the Village - for both aesthetic and very practical reasons.

More planting is to be done - not only to replace older shrubs, but also to fill several spaces where dogs are persistently fouling and vehicles are parking or driving over.

This strategic planting should help to reduce dog mess in green areas left by inconsiderate dog walkers and visitors to the vet's.

SIGNS

Another current project for the VA is the signage in and around the Village. Many of the signs are now showing their age and need cleaning and maintaining.

Quotes have been gathered for this work and, shortly, many of the signs will be cleaned and refurbished where necessary.

This proactive project will help sharpen and enhance the overall appearance of the Village.

Merry Christmas

As this is the last scheduled newsletter of the year, the VA would like to take this opportunity to wish you all a safe, healthy and happy holiday season. We have greatly appreciated the support that you have given us during 2017.

For 2018 we have many more items on our agenda and we will continue to work with you to support and enhance our special neighbourhood.

