

## MAINTENANCE CONCERNS

The Village Association (VA) is increasingly concerned that some of the CBCT (Caterham Barracks Community Trust) properties are urgently in need of repair. We are keen to understand their short and medium term maintenance plan to ensure all the various issues are fixed and don't deteriorate any further.



With residents and businesses annually paying CBCT nearly £30,000 towards the upkeep of their properties the VA has written to CBCT outlining concerns, which includes:

- Car park between the Arc and the NAAFI building which the VA considers to be in an unsafe condition. The fix of concreting over areas of the car park is considered an unsightly and we suspect non-compliant fix given it is within the conservation area.
- Broken guttering and downpipes on the Arc and NAAFI as well as blocked drains at both buildings.
- Broken windows trims, the porch roof and paintwork at the NAAFI and to a lesser extent the Arc and broken signage at the Officers Mess.
- We continue to ask, since 2016, for sight of the warranted treatment plan for the Japanese Knotweed on the Rifle Range.

The VA's concern is the longer-term impact on the development of a failure to properly maintain these assets. It is also the VA's understanding that CBCT have refinanced their circa £1m debt, so we have sought assurances that their financial planning includes a full and ongoing maintenance plan of all their assets, including assurances that the annual contribution by the residents and businesses' will be spent on maintenance as stipulated.

## VILLAGE WARDEN SERVICE

Sadly, there has been an increase in anti social behaviour (ASB) in the local area recently and some incidents have taken place at The Village including groups of youths being verbally and physically abusive to the warden on duty. As a result 2 wardens are now on duty on certain days each week in order to improve safety and provide a stronger deterrent to the people perpetrating ASB. Feedback so far is very positive and we will review this situation fully in October.

Our CCTV and ANPR systems are fully operational and continue to provide valuable evidence to the police, the wardens also wear body worn video on their patrols and use two way radios. Our wardens have an open relationship with Surrey police and joint discussions on dealing with ASB have been taking place.

The VA is also lobbying Tesco to install speed ramps in their car park in order to deter irresponsible boy racers, we are hopeful this will produce a positive outcome for the benefit of everyone using the store.

Meanwhile, residents are advised to always call the police on 101 (non emergency) or 999 (emergency) if they witness ASB taking place. Doing this will help the wardens.

## AGM

The VA will hold its AGM on TUESDAY 26th NOVEMBER at Elizabeth Court Care Home in Grenadier Place, starting at 7pm.

Along with a Q&A session, the topics covered will include the service charge accounts for year ending 31 December 2018 and the proposed service charge budget for 2020 along with a review of the VA activity for the past year and the plans for the year ahead. VA Members (property owners) will also have the chance to vote on Resolutions regarding the re-appointment of Directors.

**All residents** are welcome to attend the AGM and VA Members will shortly be contacted by Hazelvine with the formal notification of the AGM with the full agenda, proxy voting details and short biographies of those seeking re-election to the VA Board.

The VA welcomes questions in advance as well as at the meeting. If you are going to attend and have a question, then please feel free to email it in advance to [office@thevillageassociation.org](mailto:office@thevillageassociation.org)



## ESTATE BOUNDARY WALL

The VA owns and is responsible for sections of the original boundary wall to the estate between Tesco and the Vets building, and from the Vets down to the Elizabeth Court boundary.

Chartered Building Surveyors, advising the VA, have examined the condition of this wall and a project has started to remove vegetation growing in the wall, re-point, and re-rendering where necessary. The work is to prevent further deterioration and to extend its useful life. This work will run into October and will be funded from reserves and will not affect the service charge.



There are significant sections of the wall which are in the ownership of residents who abut the wall and the VA is asking Hazelvine to inform the various wall owners of this project on 'our' walls. It is believed that some areas of wall in private ownership will also need maintenance that could be done on a cost-effective basis while our contractor is working on site, but this is a matter for the individual owners.

## TREE UPDATE

Tree surgeons have begun work on the trees that were identified in our tree survey with a recommendation for work to be carried out by Autumn next year. We are working with our contractors to minimise any inconvenience while the work is being carried out and would ask for your understanding and patience if they are working near you.

If you have any concerns or questions then please email us.