

The Village Newsletter

FOR THE RESIDENTS

ISSUED BY THE VILLAGE ASSOCIATION ADVISORY COMMITTEE

Issue 01 - Spring 2013

This is a newsletter to explain the various organisations involved in The Village, and to bring you up-to-date with the handover of the management company to its members (you). Please read it carefully as it affects the control you may have over expenditure on the estate in the future.

The Village Association Limited (VA)

The Village Association Limited is a company created to manage the common areas of the estate. All property owners are 'members' of the VA (including commercial property owners e.g. Tesco, the Vet premises etc) and contribute to the running costs via payments under the terms of a 'Rent Charge Deed' which all owners are obliged to sign when purchasing a property.

Control has remained with the developer (Linden Homes) until the development was 'complete' after which it is to be passed over to members, i.e. property owners, to manage. Up to now the directors of The Village Association Limited are 2 Linden appointees. All the funds are paid in by members.

Village Association "Advisory Committee"

It has now been agreed by Linden that the time has come to hand the VA over to be managed by the members and an advisory committee of owner representatives were appointed last year to work on that handover. This committee comprises 7 volunteers representing owner occupied homes and commercial occupiers; representatives of the social housing properties have attended committee meetings.

It has been agreed that at the same time as an election for new directors takes place, that there should be some revisions to the 'Memorandum and Articles' of The Village Association Limited to set out better the process of electing directors and their responsibilities. This rewriting is taking place in consultation with the volunteers members of the "Advisory Committee" and it is expected that the proposed document changes will be circulated to all members to seek their votes towards the end of June.

At the same time, nominations will be sought for members to stand for election as the first members' directors.

Other Bodies that are connected with The Village:-

Hazelvine Limited

This company is a managing agent appointed by the VA on its' behalf to manage the estate and to handle the collection and payments of the finances.

Caterham Barracks Community Trust (CBCT)

At the time of the development, CBCT was created to hold and manage the principle 'public' assets it was given comprising , The NAAFI building, The Arc, The 'green' and other playing fields to the rear of the development.

In addition CBCT borrowed money to purchase the Officers Mess building.

CBCT receives a contribution from Village Association, collected from members, which now amounts to c. £25,000 pa in respect of its "maintenance obligations".

The Arc (Caterham) Ltd

The Arc building is managed by a company started for the purpose, The Arc (Caterham) Limited of which some of us have subscribed for shares.

Linden Homes (South East) Limited

Linden developed the estate, established CBCT giving it its assets, and created the Village Association and sold off all the homes and other business premises. The main roadways are 'adopted' by Surrey County Council with the exception of the "Tesco" approach road which is being investigated, and the remaining public and access areas are owned by Linden and are to be transferred to The Village Association Limited .

Dates for your diary

**Police panel meeting
Tuesday 28th May at 7.30pm
held at Lindens office**

Please see overleaf for questionnaire regarding the warden services

Warden Service at The Village

At the last meeting of the Village Association Advisory Committee, the extent and cost of the Wardens' contract was discussed and it was agreed to add a questionnaire to the newsletter to all residents and business units who are VA members to ascertain their views on the warden service and its costs.

Warden Service

The extent of the wardens' activities has been set out in their recent newsletter (May 2013) which has been posted to residents. In summary they are contracted by the Village Association to:

- Provide a 'presence' on the estate between 1 pm and 12.00 am daily, with irregular patrols
- They log and where practical attend any incidents
- Refer any calls they may have on to the Police.
- Pick any residual litter on Village Association areas on a day to day basis

In addition they have provided support to CBCT within their paid hours, and collect litter from the CBCT's land.

Costs of the Wardens' service to you

The cost of the Wardens' service to the VA in 2011 was c. **£49,000 pa** which comprises about 18% of your current service charge paid annually by residents and business units. The cost of the service is subject to RPI annual increase which is currently 3.3%. This means that next year the service will cost in excess of **£50,000 pa**.

Possible Alternatives

At a recent meeting arranged by the Police to discuss Neighbourhood Watch, only 2 residents attended. The Police advise that in order to be successful, a Neighbourhood Watch scheme is generally operated by individual streets or small groups of houses, and that a single scheme covering the whole of The Village would be impractical.

We would like to know your view as to you think this Wardens' service is of value to the estate?

- No on-site wardens- simply rely on the local Police. YES NO
- A contractor who supplied occasional key-time patrols. YES NO

A reduced warden service covering likely critical days and times, rather than the current level of service.

YES NO

A limited CCTV system installed for a one-off capital cost and a small annual maintenance cost? (Such a system would not be monitored but would record any incidents and perhaps record number plates of vehicles moving in and out of the Village).

YES NO

Your Response

Do you think this Wardens' service is of value to the estate?

Do you have any other comments on the cost of the existing service or your alternative service preferences?

Please indicate your address or if you prefer, simply your street name.....

Please send to Hazelvine – Warden Questionnaire at Thamesbourne Lodge, Station Road, Bourne End, Buckinghamshire SL8 5QH.