

PARKING

What would a newsletter be without a piece on parking? It remains the number one topic that the VA gets contacted about and it is going to continue to worsen as the number of vehicles on the development increases.

The VA's role is not to police parking, instead it is the responsibility of the driver to park in such a way that is considerate and with the safety of others in mind. Where allocated spaces exist, they should not be used by others and the rules (see Village Code on website) on the use of visitor spaces should be adhered to. We know however that relying on the individual is not always a successful strategy so we continue to look at what else we can do to ensure sensibility and consideration when parking. This includes:

Enhancing use and impact of Inconsiderate parking tickets

- Trialing use of 3rd party parking enforcement in VA owned business car park
- Seeking council engagement to issue parking tickets for infringements on their behalf
- Reviewing & renewing markings and signage to provide greater clarity as to usage

OPERATION "RUBBISH BIN"

We are looking at replacing and improving most of the litter bin provision around the Village. There are currently 16 bins including 4 concrete ones on the cricket green and 12 smaller wooden ones in various locations.

Many of these are in poor condition and unsuitable in terms of preventing vermin from dragging rubbish out and humans from putting unwanted items in!

In the coming months we will seek to replace most of these bins with new and more appropriate models.



RESIDENTS SURGERY - 21st MARCH

The VA will hold their next residents open surgery on **Saturday 21st March - 11am -12:30pm at The Fleeting Brook, Guards Avenue.**

This 'drop-in' session is designed to provide an opportunity for residents 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 surgery is open to all residents and businesses within The Village and it is a great opportunity to come and discuss any relevant topics and ask questions.

We hope to see you there!



CBCT ASSET MAINTENANCE

Sad to report that no visible progress has been made by Caterham Barracks Community Trust to maintain their buildings properly here at the Village. Guttering continues to leak badly, windows remain in a poor state of repair and there is now NO lettering above the entrance to the Officers' Mess!

The parking area between the Arc and the NAAFI is still unsafe and we have had no response from CBCT about their treatment of the Japanese Knotweed on the Rifle Range.

Given Village residents and businesses contribute approximately £30,000 per year to CBCT to help with their property maintenance, it's about time they took their responsibilities seriously.

We will continue to press them for action.



CAPITAL EXPENDITURE PLANNING

Members of the VA have been working closely with local Chartered Surveyors to prepare accurate and long-term financial planning. The future maintenance costs they have projected are based on the total replacement of VA 'infrastructure' when it reaches the end of its life - resulting in very high costs and a difficult future timescale of some things. This is the 'counsel of perfection' and the reality is, if well maintained, many areas should have an almost indefinite life span, while others of course will need early attention. A future capex maintenance programme therefore needs to be developed with some form of rolling contingency for unforeseeable things (like collapsed drains etc). For some areas, with proper maintenance, total replacement may be so far in the future as to be discounted in practical terms.

There are however areas where 'catch up' work is due as the estate ages and the proposal is to arrange a series of small works each year over the next few years amounting to a spend of circa £25,000 pa which will be a mixture of safety related things, practical things and cosmetic items. We have spent c.£20k in 2019 and this will have reduced the sinking fund as will the £25k proposed 2020 capex.

In respect of the service charge looking at 2021 and beyond, our thinking is to produce a plan that will increase service charges to replenish the funds spent and to ensure we are accumulating enough future funds in a way that will be acceptable to residents; we are thinking of a structured percentage rise over 3-5 years which we will develop over the course of this year ahead of the AGM in November.

The £25k Capex spend in 2020 would be used on projects some of which will make a visible, high profile difference. The Chartered Surveyors will make an initial shortlist of priority projects with anticipated costs so the VA will make the final project selection decision with a view to doing the work over the summer.

CLEANING UP

The majority of dog owners are responsible and considerate but sadly a small minority are too lazy to clean up after the dog leaving their excrement on footpaths and in communal gardens. This is unpleasant for everyone else but especially for Acacia, our gardeners, who suffer the consequences of this antisocial behaviour more than most.

A very small minority of residents think that the public litter bins are for household waste which has a detrimental effect on residents, including attracting rodents. Please use you own bins to dispose of and recycle your household waste.