



The Village Newsletter

FOR THE RESIDENTS

ISSUED BY THE VILLAGE ASSOCIATION ADVISORY COMMITTEE

Issue 02 - Spring 2014

This is a second newsletter from the Advisory Committee (made up of interested owners who were appointed by Linden Homes) to advise residents about progress over the last 12 months towards the handover of the Village Association (VA) from continued control by Linden.

Your Advisory Committee were concerned about the position in respect of the short section of roadway between Guards Avenue and the Tesco entrance which has not been adopted by Surrey County Council. Although virtually all the other roads on the estate have been adopted by Surrey County Council (and hence maintained at SCC expense) this road remains privately owned and hence will fall to the VA to maintain in the future.

In these circumstances your Advisory Committee declined to approve a transfer of this piece of road at this time and because of that, Linden have delayed the handover of the VA until this is resolved.

In order to try to solve this problem, your committee and Linden have started work on trying to develop a redesign of this road, in order that it may be capable of adoption by SCC or another suitable solution may be found. Your committee agreed to some VA funds being spent on initial work to enable discussion to take place between the VA, Linden and Tesco, who in our judgement will need to be party to any redesign. These discussions and work are ongoing, and your committee continues to work on behalf of all property owners to achieve the best outcome for us all.

Other matters

One representative of the committee has taken on the role of regular liaison with Hazelvine and the landscaping contractor to assist in regular decision taking necessary to ensure progress not only in maintaining the existing landscaping, but also where possible to improve the environment for us all. You may have noticed examples of this work in the improved landscaping at the junction of Guards Avenue and Coldstream Road, the replacement of an ornamental Cherry tree lost some years ago, and a general enhancement of small landscaped areas.

Also we have had input into a planned maintenance programme of some of the built assets that will ultimately belong to the VA such as sections of boundary wall, fencing and the like.

The current year's service charge is based on a budget set by Hazelvine and Linden. The Advisory Committee is now examining the level of charges and in particular the level of reserves held against future liabilities. Our concern is not only to ensure value for money is obtained, but also to maintain and where possible improve the appearance of the estate. We must also ensure that where future capital expenditure arises, adequate reserves have been put in place.

Much discussion has taken place in connection with the compliance by residents with the various covenants setting out what is or is not permitted on the estate. In particular, there is a restriction against the erection of satellite TV receiving dishes. Proliferation of these devices would have a detrimental visual impact on the estate, and while there is no wish to engage in expending resources in enforcing this covenant, your committee

considers it in all residents best interests if anyone has such a dish erected they consider ensuring it is as small as possible and is in a discrete position on a side or rear elevation.

Last year you may remember we conducted a survey of residents concerning the warden service that is run on the estate. Although a wide range of views was expressed, your committee felt that there was no significant demand for any alteration to the service at the present time. Please remember to call the wardens in the event of seeing anything suspicious on the estate on telephone 01883 349905 or 07946 323 579.

If you wish to contact the Advisory Committee you may do so via an email address which is: thevillageassociation@hotmail.co.uk

What is the Village Association?

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"

An advisory committee of owner representatives were appointed last year by Linden 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.

Work has been done on 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 has taken place with the full agreement and representation of the volunteer members of the "Advisory Committee". When the outstanding roadway issue is resolved, it is expected that the proposed document changes will be circulated to all members to seek their votes and nominations will be sought for members to stand for election as the first members' directors who will replace the Advisory Committee.

Manager-Hazelvine Limited

This company is a managing agent appointed by Linden to act for the Village Association on its' behalf to manage the estate and to handle the collection and payments of the finances. The funds they collect remain members' funds and are used to fulfil the members obligations around the estate.

Hazelvine have recently appointed Matt Wright who is the property manager now responsible for the estate. He can be contacted via 01628 529 765, matthew.wright@hazelvine.com

Developer-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 road-ways are 'adopted' by Surrey County Council, and the remaining public and access areas are owned by Linden and are to be transferred to The Village Association Limited.

Other Bodies connected with The Village but over which the Village Association has no influence:-

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 former NAAFI building, The Arc, The 'Cricket Green' and other playing fields to the rear of the development. In addition CBCT owns the Officers Mess building. The Arc building is leased to and managed by a company started for the purpose, The Arc (Caterham) Ltd.

CBCT is a charity and so independently managed by its own board of trustees who are entirely responsible for its management and finances and ensuring it meets its charitable objects and demonstrates associated public benefit.

The Village Association collects a sum every quarter from members which is transferred to CBCT, and now amounts to c. £25 000 pa in respect of its 'maintenance obligations'.