

1BARRY WATERFRONT COMMUNITY RESIDENTS ASSOCIATION

Minutes of meeting of Executive Committee Meeting on 13th January 2021 via Zoom conferencing

Present: Paul Motte (Chair), Mat Terry (Vice Chair), Tarel Lavelle (Treasurer/Membership Secretary), Colin Lavelle (Website Development), Ian Campbell (Chair of Development Monitoring Group) & Cathy Crompton (Secretary)

1. Welcomes and introduction: There was a moment's silence following the sad (Covid related) deaths of Dennis Pryce and his wife Sue as the Committee remembered their contribution and support to BWCRA.

The Committee also noted the death of another Member, Pat Pritten (not covid related).

2. Apologies: Emma Hamilton-Smith due to other work commitments. The Chair reported that Emma is happy to continue as Neighbourhood Watch Coordinator.

3. Minutes of the meeting on 9th December 2020.

Agreed: that the minutes be agreed as a correct record subject to:

(a) Item 7(b) being amended by the addition of "Members have been given instruction by Colin on how to subscribe to the blog to receive posts automatically" after the sentence ending "following the closure of the F/b page", and

(b) Item 7(c) relation to the recruitment of a Communications Officer being amended by the addition of "when a brief summary of the role and person specification are received from the Chair".

Agreed: that the Secretary circulates a revised version of the minutes to Members

4. Matters arising from the minutes not listed elsewhere:

Item 7 (b) - The Secretary reported that consideration was being given to archiving minutes of AGMs and Committee meetings on the website.

Item 9 - construction traffic on estate roads outside permitted hours: Ian reported that there are planning conditions restricting construction traffic on estate roads outside permitted hours. He has written to Whitehead Allen to ask that the Developers be reminded of their obligations. But if the problem continues, residents will need to keep a record of infringements, supported by photographs which they can then report to the Council's planning enforcement officer.

Ian also reported that issues of contractors/site workers parking their vehicles on estate roads, sometimes causing obstruction to individual properties has been reported to Whitehead Allen.

Agreed: The Chair will post a blog on the website encouraging residents to come forward with any problems.

5. Financial Update:

(a) & (b) Tarel presented the Treasurer's report which included the receipt of the grant from Asda.

(c) Vale for Heroes Funding: The Chair reported that the Council has agreed an extension of time to 28th February 2021 in which to account for the use and expenditure of the grant sums, by which time the remaining funds will have been spent on the Little Libraries project.

(d) Member's discounts: The Vice Chair reported that he will check on what discounts are currently available, and negotiate new/additional discounts for members once the current covid lockdown restrictions are lifted.

Agreed: that the position in (a) - (d) be noted.

Colin reported that a payment method "Go Cardless" for membership subscriptions has been recommended. It is slightly cheaper than PayPal, which is currently used.

Agreed: that subject to consideration at the AGM, Go Cardless be introduced with effect from 1st April 2021 and run alongside PayPal until (say) October 2022 to enable an assessment of which of the 2 methods is preferred by Members.

6. Membership Update:

Agreed: that the Membership report be noted

Agreed: that Ian pass details of a resident to Colin who has been unable to use their Android device to join BWCRA.

Agreed: that Colin orders a replacement recruitment banner at a cost not exceeding £100 to replace one which has been vandalised.

7. Communication

(a) The Chair reported that the former BWCRA Facebook page has now been closed and all users notified. The content has been archived.

(b) Colin presented the Website report. The peak in traffic during January may have been prompted by the delivery of service charge demands to residents. He also reported that the revised FAQs and the note about cladding to apartment blocks has also been added to the website.

Agreed: That the report be noted, and that Colin should email all members again to encourage them to subscribe to the blog.

Agreed: The Vice Chair and Colin work on a page (eg "Handy Hints" or "Mat's Magic") to be added to the website containing information about fixing commonly occurring problems with plumbing, heating, etc - accompanied by a disclaimer.

8. Barry Waterfront Covid-19 Community Support Group

The Chair reported that the Group, supported by Round Table, has resumed the provision of services provided during the earlier lockdown.

(a) & (b) The Chair reported that the House Decorations for Christmas was cancelled, but Volunteers were involved in filming with Together TV. The Chair said that the film, once available, may be helpful in promoting the work of BWCRA.

(c) Book Share Scheme, to be known as Little Libraries Project: The Chair reported that the structures are in the course of fabrication at a cost of £150 each. Once completed, their precise locations (at the end of Island View and the Linear Park) will need to be finalised with Remus. There will be no impact on the service charge, as volunteers will manage/stock and generally keep an eye on the structures. If there is demand, consideration can be given to a third one at a later date.

Agreed: that the reports by the Chair be noted, and that the Covid-19 pages be reinstated on the website if the groups want then reactivated. Colin will email Ruth to query if they want to update their page.

9. Development Monitoring Group: Ian gave a verbal report. Meetings with Remus (Richard Jones) and with the Directors of Remus before Christmas (notes of which were circulated with the agenda) were generally positive. Ian reported on correspondence with Whitehead Allen on traffic issues, and further developments are awaited on proposals for the allotments and steps. Ian also reported on correspondence with the Council regarding public open space issues, which included an analysis of the Welsh Government recent consultation on estate management charges. Criticism was expressed of the developers' failure to make the estate management implications of the development clear to purchasers, and the "Help to Buy" scheme would not be available in future developments involving uncapped estate management charges.

Ian also reported on the adoption arrangements for Ffordd y Mileniwm. Correspondence from the Council confirms that Whitehead Allen had not provided all the information requested. Ian has written to Whitehead Allen to press for progress.

Agreed: That Ian's report be noted;

That Ian will send a copy of the Welsh Government analysis to Colin to put on the website, and that Ian and Paul will update the Remus page on the website.

10. Remus Estate Service Charge 2021: The Chair reported on the range of posts on Facebook prompted by the receipt of the service charge demands over the holiday period. Issues raised included the difference between leaseholds and freeholds, the difference between Council tax & the maintenance charge, arrears, residents being billed for more than a year, the fact that demands are based on estimated expenditure, and refunds when accounts are issued. There were also positive postings about the work of BWCRA.

This raised the question of how to respond to all queries raised, and secondly, how to maximise the potential for recruiting more members.

The concern is that many residents do not understand what the service charge is, although there is useful information on the Remus page & FAQs on the website.

Current Covid restrictions rule out e.g “clinics” at which residents could attend in person and raise queries.

Agreed: (1) Colin and Ian to work on filming a short video on location around the estate which explains the role of Remus, the service charge & other issues which can be uploaded onto You Tube or similar.

(2) Consideration be given to how monthly clinics can be offered to Members to address their individual billing queries - perhaps by Zoom.

11. AGM: The Chair presented his report (copy attached to the minutes). Paul said he was happy to continue as Chair for another year, but it would be necessary to recruit someone to fulfil the role of Communications Officer and to monitor/field postings on Facebook.

Agreed: (1) The Chair to forward a brief summary of the role and person specification for the role of Communications Officer to Colin to post on the Website seeking volunteers.

(2) Consideration be given to looking at a strategy (including a timeline) in which residents take control of the Management Company.

(3) That the Chair’s report be noted.

(4) That the AGM be held on 3rd March 2021 at 8.30 pm preceded by the Member’s Open meeting 7pm;

(5) That the Chair, Colin and Secretary work out how to conduct both the open meeting and AGM remotely via Zoom or Teams conferencing, and that BWCRA funds be used to pay for the relevant licence (£20).

(6) That the remaining Committee members continue in their respective roles for another year, but other Members would be encouraged to come forward as committee members.

12. Any Other Business: The Chair reported on a request from a Member for help about boiler problems being experienced by some residents. It may be an installation problem. Colin reported on nuisance issues caused by cannabis use on the estate & the Vice Chair reported on pavements being dug up for the installation of Virgin media cables.

Agreed: (1) The Chair to put out a post on Facebook to see how widespread the boiler problem is.

(2) The Chair to discuss the cannabis issue with the Community Police Officer; and

(3) The vice chair to send info about the installation of Virgin media cables to Colin to put on the website.

13. Date and Venue of Next Meeting: The next meeting will be the AGM. The Chair thanked the Committee Members for their contribution over the year.

[end]