

Brompton Park Crescent Residents' Association



21 April 2010

Dear Leaseholder,

Further to RMG's letter of 3 April I would like to report on the recent Residents' Association Committee meeting where officials were elected and set out some guidelines for activity and communications over the coming year.

I stress that this committee is elected for one year and will stand down at the end of this time when new officials may be elected at the Annual General Meeting.

The officials are listed in the enclosed minutes and a brief biography of Committee members will soon be available at www.bromptonpark.org.uk

The Residents' Association is open for membership to all Leaseholders. This is the person who holds the lease from the Freehold Landlord, rather than a sub-lessee. The Residents' Association's primary aim is to uphold property values and for this reason is open to those who have this as a shared interest. Tenants should make any concerns known directly to the Leaseholder for resolution.

Membership of the Residents' Association is part of the Constitution and has been reviewed by the Freeholder's solicitor. The membership will cost £20 per year This subscription fee contributes to some mailing expenses and enables us to acknowledge members. This was always the case at Brompton Park Crescent Residents' Association since it's beginnings under the chairman Mr Mahmood for many years. The Association broke down in recent times leaving RMG without democratic residents direction, most importantly on how to prioritise the service charge spend.

At Association meetings Members have the chance to input directly into decisions taken by the Committee which are then fed back to RMG. In between these times Members can communicate with the Committee on bpcra@hotmail.com

The proposed dates for meetings going forward are:

Monday 7 June – Committee and Association members

Monday 5 July – Committee meeting

Monday 2 Aug – Committee meeting

Thursday 9 Sept – Committee and Association members

Those who join the Association by emailing bpcra@hotmail.com or through contacting RMG will be sent details for the meeting on Monday 7 June by Friday 4 June.

In August 2010 meetings will be confirmed until March 2011 when the AGM will be held.

The main topics of interest and action for this year are:

Refurbishment of the Leisure Centre

Security – overhaul of entrance gates, entry systems, individual video phone system and the security guard contract.

Road Surface – investigating costs of re-tarmac-ing the estate and ensuring that if we are not able to re-tarmac entirely this year we have provision to do so within the next 3 years.

Please contact us at bpcra@hotmail.com if you would like to join the Residents' Association and have your views represented by the Committee. Or if you do not have access to email please inform Kester Jones at RMG and he will ensure one of the Committee will be in touch with you.

Yours sincerely

Charles Waters

Chairman Brompton Park Crescent Residents' Association

Brompton Park Crescent Residents' Association



Committee Meeting 15/4/2010

HELD AT : 89 BPC

MINUTES OF THE BPCRA COMMITTEE MEETING

PRESENT:

David Beguier-Barnett
Caroline Copland
Charles Waters
Vladimir Romanov
Will Plaice

Meeting Opened at 7.30pm

1. Election of Officials to the Committee

	<u>Proposed</u>	<u>Seconded</u>
Chairman Charles Waters (CW)	Caroline Copland (CC)	DB
Treasurer David Beguier-Barnett (DB)	Vladimir Romaniv (VR)	CC
Secretary Will Plaice (WP)	CC	CW

2. Finance

Funding of BPCRA

As detailed in the now accepted Constitution, a fee of £20 is stated to become a member of the Association.

CC to prepare a letter explaining this to Leaseholders.

CW to confirm this position with solicitor

DB to request of RMG (via Kester Jones) provision for communication with leaseholders

DB confirm with KJ the results from meeting with the Trustee on 19/4

DB to reopen / create a Bank Account for use by BPCRA

Future spending

It was agreed that as soon as practicable to cost a 5 year plan of works be reinstated on the estate to track required replacements, and a view to estate reserve funds.

3. General Discussion

It was agreed that meetings be held monthly and that a quarterly meeting be open to all Association members, where they will have the right by majority vote to put any Committee decision to an EGM.



4. Proposed works

Leisure Centre

VB to meet Andrew Watson, Chartered Building Surveyor to look at producing a further scope of works to that currently detailed to allow for preparation of two options for the Leisure Centre refurbishment. This will be shown at the first Association meeting

Gates and Door Entry System

WP to discuss with KJ to investigate options and costs

Roadway

CC to request a recent quote from KJ

All these options will be re-viewed at the next Committee meeting and discussed with Members at the first Association members meeting.

5. Communication

As above all Association details to be communicated by letter to Leaseholders, details of email and website to be put forward in letter to Leaseholders

6. AoB

It was agreed to move the following issues to the first Association meeting
Lease Enforcement (Pets, noise, etc)
Security

Meeting closed at 8:45pm

Brompton Park Crescent Residents' Association



ANNUAL GENERAL MEETING

HELD AT : The London Oratory School

MINUTES OF THE AGM HELD ON 30 March 2010

PRESENT:

Meeting Chair: Jackie Palmer
Representing RMG: Kester Jones
43 Brompton Park Crescent residents/leaseholders

Memorandum:

The last AGM was held on **10 November 2008** where residents requested a change of management. The proceedings since this time are outlined below:

December 2008: the Freeholder sent a letter to BPRA stating that he does not recognise the BPC committee and had no record of ever giving permission to this body. The majority of the previous committee resigned and since then there has been no officially recognised committee and therefore no democratic representation to the management of Brompton Park Crescent.

29 December 2008: Jackie Palmer sent a letter asking for permission to form a new consultative committee. A meeting was requested with the Trustee Directors of Wood Management and the Freeholder. Permission was requested to form a Residents' Association that would be accepted by all concerned and therefore would have some effect with the management company.

15 January 2009: There was a meeting with the Wood Management Trustees John Wilson and Ian Thompson; five BPC leaseholders attended this meeting. The discussion concerned the non acceptance of the existing residents committee by the Freeholder which had been upheld by the Wood Management Trustees Ltd. After this meeting the freeholder agreed in principle to recognise a new committee.

A decision was made to consult a solicitor to advance of the request for a recognised committee at BPC. There followed significant consultation and correspondence between Ian Cowie, the BPC Leaseholder's solicitor, and Slater and Bradley, the Freeholder's solicitor.

5 January 2010: Ian Cowie received instructions confirming the Freeholder's recognition of a new committee at BPC to be elected in due course.

Please note that all leaseholder solicitors' fees were covered by a concerned leaseholder.

Meeting Opened at 7.30pm

1. Welcome and Introduction

Jackie welcomed residents and the RMG representative to the meeting and outlined the topics for discussion.

2. General Discussion

There was a significant debate. Resident Nigel de Souza showed a letter he had written to the Landlord sent on the 19 March 2010 addressing the issue of recognition of the new association and its validity as to it function as a representative body of BPC leaseholders. There was no written reply from the landlord. The solicitor correspondence detailed above was shown to validate the meeting.

3. Discussion of those entitled to stand for Election

The following Head Leases had put there names forward following Kester Jones' facilitating letter of 25 March. Kester Jones confirmed on behalf of the freeholder that the following were noted as Head Leaseholders and therefore entitled to stand.

Georgina Butcher
Caroline Copland
Will Plaice

Brompton Park Crescent Residents' Association



David Beguier-Barnett
Vladimir Romaniv
Charles Waters
Wendy Coakley

4. Election of the new committee

Nominations were received by 25 March deadline.

A motion from the floor was made for those willing to be nominated to stand and say a few words to the meeting. After the nominees had spoken the following nominations were recorded, and those persons elected to the Committee.

		<u>Proposed</u>	<u>Seconded</u>
1	Caroline Copland	K. Lim	S. Mahmood
2	Will Plaice	I. Armstrong	G. Holley
3	David Beguier-Barnett	D. Gale	A. Ballenger
4	Charles Waters	G. Dobson	G. Everett
5	Vladimir Romaniv	S. Mahmood	J. Palmer

Residents present were asked if they supported the new committee and by a large majority they did. By request of those nominated Officers to be elected in a meeting to be held by 19 May.

5. Discussion regarding the Leisure Centre Refurbishment

Health and safety
Fire alarm
External paving slabs
General work e.g. door frames
Staffing

6. Future works

Security Company to be put out to tender
Entry phone
Gates
Park proposals
Gardeners
Entrance and balconies
Pets
Future work for internals
External larger blocks

7. Any other business

All decisions will go to the committee and be discussed with residents before execution

The meeting closed at 9pm 30/03/2010