

MINUTES OF THE CHESWICK GREEN RESIDENTS ASSOCIATION

WEDNESDAY 4th January 2012

Present George, Margaret, Pete, Dot, Barbara, Ian, Garry, Brian, Jason, Phil and Lisa
Present (Village Hall Management – item 1) Denise Swain and councillor Len Creswell
Apologies Pat

Minutes from previous meeting

The minutes were accepted with no matters arising.

Village Hall

There had been some misunderstanding as to whom would be paying for proposed work on the village hall boiler and heating system. Ian was under the impression that as Len had offered to obtain a quote for the work it would be the parish council as was the case last time work was carried out. Because of this Ian had not objected to only one quote being obtained for the work as he believed it up to the parish council to have the final say. Since Len had clarified the situation that it would be the management committee that would be paying for the work the work has been put on hold until a decision whether to go with the one quote or obtain others has been made.

Present for this meeting are councillor Creswell and Denise Swain (village hall treasurer).

Len said he was keen to get the heating system working up to spec as there was still less heat coming from radiators furthest away from the boiler, these affect the small hall and parish office. Work costing £1400 12 months ago had not fully solved the problem. He had obtained a quote for £852 to service the boiler, fit additional expansion vessel, install a booster pump, replace broken overflow pipe and fit covers on room stats.

Len said it was important that whoever carried out the work should be qualified with 'Gas Safe for Commercial Properties' not just Domestic.

Margaret said that in light of the previous attempts to solve the problem she would like to go back and have an assessment of the suitability of the existing boiler as it was now quite old. Len said the present system had been installed in 1993. George agreed the present system was not working correctly.

Len said that if we were considering replacing the boiler then we should also give thought to replacing the radiators, possibly with fan assisted ones as used in other commercial properties, in general a complete revamp.

It was agreed that we would seek additional quotes including ones for complete new system. Len asked that quotes should be obtained from new without disclosing details of what had been recommended in the quote he had obtained. We should explain the problems and seek a solution to them.

Margaret thanked Len for his input. Margaret asked Denise how much money was in the VH Management account. Denise was not sure but it was in the region of £10,000.

Len thought that the additional 'booster pump' was needed. Maybe this would be enough to get all the radiators working properly. George said he would obtain further quotes and meet with an engineer before the next meeting. Hopefully the work can be done in February (half term). George asked Len if he could obtain another quote from his engineer for 1) a replacement boiler and 2) for a full upgrade with fan assisted radiators.

Brian said that as the work was going to cost a significant amount maybe the parish council could make the payment as they were able to reclaim the VAT?

Len said there could be problems with this but said he would but forward the case that the parish council assist in the cost of the work.

On other matters relating to the village hall it has been arranged that members willing to re decorate the large and small halls meet this Sunday at 10.30am. Phil said he would purchase the paint and other items. Denise will reimburse from VH funds.

Len mentioned that the down pipe from the guttering near the boiler room was blocked and water cascaded from the guttering in heavy rain. George said he and Brian had already attended to this last Sunday.

Len said that the parish council have arranged for potholes in the car park to be repaired and was it possible to borrow some traffic cones that are stored in the village hall. Barbara said she would leave these out.

On other matters relating to the village hall it has been arranged that members willing to re decorate the large and small halls meet this Sunday at 10.30am. Phil said he would purchase the paint and other items. Paint to be a similar colour to that already used. Denise will reimburse from VH funds. The missing metal flap on the small hall door should also be refitted.

Len said that some of the extractor fans were not working and it was agreed to put this on the agenda for March.

Members thanked Len and Denise for attending the meeting.
Len and Denise left the meeting.

Play Area Shops and Car Park

Margaret and Dot had attended Leslie and Trevor's leaving do at the post office. The post office is now under new ownership and Pete commented that the prices were very reasonable. Phil said that one of the rubbish bags put out after the new years eve party had been ripped open and rubbish spilled out onto the field. Barbara said they were put out the evening before collection and so there was not much that could have been done.

Planning

Nothing conscious. Brain said he had received a letter from Caroline Spelman regarding flood risk management relating to any new development in the area.

Brian also reported that SMBC were looking at the situation of an abandoned property at 30 Creynolds Lane as it was so untidy.

Ian commented on the withdrawn application to demolish the bungalow at 194 Creynolds Lane and said he thought it made a mockery of the original application. It now looked as if there would one day be three properties on this plot instead of the agreed two.

Brian reported that a mobile home in Salter Street has now been removed and the owner prosecuted after court action.

Brian also reported that SMBC had considered housing on the grounds of Shirley Golf Course to be unnecessary at this time.

Proposals to build up to 500 houses on land alongside Blythe Valley Business Park have raised concerns. The parish council seem in favour of links to Cheswick Green via a connecting road into Warrings Green Lane. George, Ian and Garry expressed concern about this and did not see it benefiting Cheswick Green in any way. On reflection the

majority of members did not wish to see a link road and thought the existing Blythe Valley access roads were more than sufficient as they did not direct traffic onto minor country lanes. Members did not see that linking Cheswick Green to any development at Blythe Valley could be in the interests of residents of Cheswick Green.

Children's Christmas Parties

A number of children that had requested tickets for the younger children's party did not attend. Something needs to be changed to prevent this from happening in future. Maybe increase the number of tickets to 30 on the assumption that all will not attend?

It was also decided to limit the age range on the older children's party to 5 to 10 in future. It was thought that next year we should use a different entertainer NOT so much based on a children's disco. More tricks and balloons.

New years Eve Family Party

New years eve party went well. No problems so nothing really needs changing if we hold another next year.

Party In The Park

The WI have said they would like a stall at this year's party in the park and as it is to coincide with the Queen's Diamond Jubilee it was thought that an earlier start would be a good idea. More activities like the Children's tug of war in the afternoon and maybe more than one band? Dot said she would invite members of the WI to attend one of our meetings.

Policing

Nothing to report.

Magazine and Website

Mike and Pat have reported that they were unable to get pictures of the children's party included in the magazine even having gone to the trouble of obtaining parents permission. It was agreed that in future we would only make use of the community free entry in the magazine and produce flyers to promote special events.

Subscriptions

George has produced slips describing what we do as a residents association and these are being attached to envelopes to be delivered to houses in Cheswick Green.

Subs can be then dropped off at one of three locations. Dots, Margaret's or the Village Hall. Margaret is arranging for the envelopes to be delivered soon.

Any Other Business

Everyone is invited to Dot's 70th Birthday party in the Saxon Pub on Saturday 14th January. There will be a DJ and food provided.

Meeting closed at 10.00pm – Next meeting arranged for Wednesday 1st February 2012