

# **ASHBY PLACE RESIDENTS ASSOCIATION**

Meeting 11 January 2007

Hoole Community Centre

## **Present**

Ruth Ackroyd, Jamie Baird, Peter Bradshaw, Vicki Bulgin, Norma and Peter Cushing, John (Chair) and Fil Hawkins, Mark Hughes, Simon Sheriff, Tony Smith, Louise and Peter Strickland, Helen Watts.

New members were welcomed to the meeting.

## **1. Apologies**

Jan Barrow, Kirsten and Stuart Cook, John and Haf Davies Humphreys

## **2. Minutes from the last meeting**

The minutes from the last meeting were approved.

## **3. Matters arising from the last meeting**

John passed round a log of incidents which have taken place in the street and residents were asked to add any additional incidents.

John has received, at most, six copies of deeds as requested in the last meeting.

Estate agents have not been contacted but it was thought that a surveyor may give a more objective view (see later).

## **4. Land registry and ownership of roadway**

Solicitors Matthews Lewis have been consulted and are helping us. We have set a limit on how much we will pay them of £400 so the more work we can do ourselves the better.

The first thing we need to do is find out who owns the road. At present this is difficult as there are no ownership documents available. From the deeds received so far there is no indication that any of the residents own the road. One step of action is to place a notice in the press to see if someone comes forward to claim the road as theirs. If an owner steps forward then we can say that repair is needed. If no-one comes forward the residents could claim entitlement to the road in front of their house by virtue of use for a period of time.

In order for the roadway repairs to be carried out, ownership needs to be handed over to a trust which will then take care of the financing and organization of the repairs and maintenance of the road. Therefore, owners of the properties adjacent to the road would need to sign a deed (the trust deed) saying that any entitlement they have to the road in front of their house is handed over to the trust (which will then own the road). The deed would also include various clauses to cover the cost of maintenance of the road and any charges the trust would levy on the residents.

To progress further we thus need to look at as many deeds and land registry documents as we can. At present we have received some deeds from owners but not

all, so residents are requested to give John a copy of any outstanding deeds. The Flookersbrook Trust deed will also be shown to the solicitors as this may be helpful. Matthews Lewis will help us in understanding what is needed and draw up a draft trust deed. It was suggested that a deadline of 30th April be set for drawing up this draft trust deed.

It was asked if a notice could be placed in the press at the same time as the rest of the work and if there was a set time to wait for a response. The solicitors will be asked about this.

**Action:** Show as many deeds as possible to the solicitors who will then prepare a draft trust deed before 30th April. Clarify with the solicitors if a notice can now be placed in the press and how long we have to wait for a response.

Ruth suggested that a history/heritage student from the University may want to undertake a research project on the area and this was thought to be a good idea. Apart from finding out about ownership the information would be useful in the application for charitable trust status as well as being of general interest.

**Action:** Ruth will investigate the possibility of a student project on the history of Ashby Place.

## **5. Survey of Ashby Place roadway**

It was thought that a surveyor may give an unbiased view of the roadway compared with an estate agent. We need to ascertain what work needs to be done and what would be the beneficial effects of improving the road in order to construct our business plan to obtain finances.

Tim Mallinson of the local firm Hodkinson Mallinson has been contacted. Advice has been obtained on undertaking a topographical survey of Ashby Place and drawing a relief map that would be useful for our business plan. In order to save money John and Jamie have agreed to carry out a survey under the guidance of Mallinson. This would show the state of the road at present and could be used to monitor any significant changes in the future. We will also need a project manager later on and Mallinson may be able to do this for us.

**Action:** a topographical survey of Ashby Place and a relief map to be produced by 30th April.

It was asked what is the timescale of the project. Did the work need to be carried out before we seek charitable status for example? Could certain aspects of the work be carried out in parallel? It was thought that a plan of the project was needed so that everyone could see the order in which the various stages needed to be completed and a timescale could be assigned to the tasks.

**Action:** John, Jamie and Tony to draw up a project plan including a timescale.

It was also asked if it would be a good idea to undertake a survey of the drains as well as the topology to see if these needed repair. John explained that the present condition is irrelevant since the whole road is to be replaced with all services and drains to be renewed and cabling placed underground. It was then suggested that a thorough survey would give an idea of the urgency of repairs. In addition, it was suggested that we should at least find out how much such a survey would cost as this would enable us to be ready if we needed to repair the road urgently. Peter Bradshaw thought it was possible to have a drainage survey by a local firm but this may be expensive. Also would we need authority to replace the drains as they are someone else's responsibility at present? Information about this would be useful and it was asked if this could be obtained for the next meeting.

**Action:** Peter Bradshaw and John to obtain estimate of cost and details of obtaining a full survey of the road including the drains.

## **6. Banking arrangements**

It was decided to close the TSB account and a new account at HSBC has been opened which has the chairman, treasurer and secretary as account holders and signatories. Two out of the three are necessary to sign cheques *etc.* The old account still has to be closed and Louise will organise this.

**Action:** Louise to contact previous signatory Jane Waugh to close the TSB account.

## **7. AOB**

Ruth asked how we intend to get 100% cooperation from residents. It was suggested that we let everyone know about what was discussed in the meetings and talk to our neighbours. Residents need to be able to discuss the trust deed to know what is involved.

A social event was suggested as a way to let people know informally about the plans discussed. Ruth and Vicki offered to hold a bring-a-buffet lunch at their house in Ashby Place on 1st April. Further details will be sent out by Ruth and Vicki.

It was discussed how to keep everyone informed about the progress. At present everyone is emailed and a hard copy of the minutes is posted out. The owners of Number 14 need to receive details and Louise is to find out their address and keep them informed. Even though not everyone was present at the meeting John explained that the owners of properties in Ashby Place had all helped in some way.

**Action:** Ruth and Vicki to organise a social event for 1st April

Peter Cushing spoke on behalf of John Davies Humphreys about the need for emergency repairs. John suggested that all residents could be invited to contribute about 500 pounds to enable us to carry out immediate repairs to the road, with any surplus going to the general fund.

This was met with a mixed response as some people felt that repairs would be costly and would not be a long-term solution as previous repairs had not been very successful. However, it was felt that this would be good as a backup plan if the main

plan were to fail. John Davies Humphreys was thanked for his suggestion and it was decided that we should consider this alternative at the next meeting. By then we should have a survey of the road and know if urgent repairs are necessary. We will also know if the residents are willing to hand over any entitlements to the road to the trust and thus if the main plan can succeed.

**Action:** a backup plan to be discussed at next meeting.

**8. Time, date and place of next meeting**

3 May 2007, 7:30 Hoole Community Centre

Louise Strickland

Secretary, Ashby Place Residents Association