

## **ASHBY PLACE RESIDENTS ASSOCIATION**

Meeting 7 September 2006  
Hoole Community Centre

### **Present**

Ruth Ackroyd, Jan Barrow, Peter Bradshaw, Vicki Bulgin, John and Haf Davies Humphreys, Mr and Mrs Peter Cushing, John (Chair) and Fil Hawkins, Louise and Peter Strickland

### **1. Apologies**

Terry and Val Cunningham, Alex Sharp, Helen Watts, Kirsten and Stuart Cook, Jamie Baird, Judy Bradshaw

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

The minutes from the last meeting were approved.

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

The social event mentioned is now postponed until spring 2007.

John has started a log of incidents which have taken place in the street and residents are asked to let him know of any incidents which take place.

### **4. Chairman's report and reports of working parties**

#### **4.1. CCTV**

"CCTV in operation" notices have now been placed on lamposts in Ashby Place. Richard Waugh is thanked for this.

#### **4.2. Ownership of road**

Jamie Baird has continued to investigate road ownership and has found out that internet agencies described in the last meeting may not be suitable for our purposes as they are not specialised enough and our case is too complicated.

John proposed that instead of using such agencies we ask a local solicitor to give us a quotation for the work. The amount charged for this could be comparable to the charge for an internet agency. He has made enquiries at Matthews Lewis on Hoole Road and they appear to know about such matters. John suggests that we provide the solicitors with a detailed plan of the advice we would like and the work we would like them to do.

This would include:

How can we find out who owns the road now?

How can we transfer the ownership to a trust/association?

What do we need to do to be able to use the road as security for borrowing money for its repair?

Preparation of a draft deed to allow us to gain ownership of the road.

Advice on an adverse possession order which would allow us to claim ownership of the road after a period of years.

Peter Strickland suggested that to get things moving we may want to allow John to proceed to instruct the solicitor if the quotation is less than £500. The meeting agreed that this was a good idea.

**ACTION:** John is to get a quote from Matthews Lewis solicitors and if it is below £500 to proceed.

John explained that to keep the solicitor costs low the residents would need do some of the work. The first thing residents can do to help is to get a copy of their deeds so that we do not have to pay for the solicitor's time to do this.

**ACTION: All residents are asked to help by providing John with a photocopy of the deeds to their property if this is easy for them to do. This is an important part of finding out who owns the road and all residents are urged to help where possible.**

### **4.3. Estate agents**

Alex Sharp has discussed Ashby Place with some more estate agents and has found out that in their opinion improvements to the road would have no effect on property prices. This seems unlikely and practicing estate agents may be the wrong people to ask about this. John suggested that we may need advice from a retired estate agent, valuer or surveyor. If anyone knows of such a person please let John know. In order to obtain finances for the repair of the road it is important to have documented proof that an improved road surface would have a positive effect on house prices.

### **5. Treasurer's report**

Peter Bradshaw reported that 13 out of 19 households have paid their £25 subscription fees. It was suggested that reminders be issued to those who have not paid.

We have also had a cheque from Colm O'Mahony in support of the Association and Peter will send him a note of thanks.

The Association's current account has not yet been changed and Jane Waugh has previous paperwork for the account. Once Peter has the paperwork from Jane he will arrange for the chairman and treasurer to be signatories for the account.

It is estimated that there is at least £2000 in the account but Peter will also find out the current balance.

**ACTION:** Peter Bradshaw to sort out current account and also issue reminders to those members who have not paid subscriptions.

### **6. AOB**

John told the meeting about Private Roads Services Ltd ([www.privateroads.co.uk](http://www.privateroads.co.uk)) who provide services for residents' associations and management companies responsible for private roads. He thought that it may be a good idea if we were to join their scheme as it would provide another source of information for us. The subscription fee is £50 per year and the meeting agreed that it would be OK to join.

In order to show the improvement to Ashby Place it would be desirable to have pictures of the road before and after renovation. John asked for ideas of people who could do this and Peter Strickland volunteered to prepare some artwork.

**ACTION:** Peter Strickland to produce "before and after" artwork.

Ruth mentioned the fact that the residents of Kilmorey Lodge sometimes use Ashby Place and should they be aware of the Association's plans. She has offered to make contact.

**Time, date and place of the next meeting**

The date for the next meeting was provisionally set as Thursday 11th January at 7:30 pm in Hoole Community Centre.

Louise Strickland  
Secretary, Ashby Place Residents Association