

Sleepers Hill Association Annual General Meeting

12 Noon Sunday, 7th November 2021

John Stripe Theatre University of Winchester

Tim Jones addressed the meeting and advised that he would be standing in for the Treasurer, Steve Osborne, who was unwell.

1. **Present:** Chris Day (Chair), Tim Jones, Jan Royston-Smith (Secretary), Kate Harrington, Hamish Adair, Bob Jones, Iain Douglas, Bruce Royston-Smith, Simone Day, Christine Wallage, Gabriel & Vivien Fisher, James Luther, Jeremy Ouvry, Jeannie Berridge, Jem Dunn, Derek O'Neill, Rolf & Eva Stahel, Paul & Tina Barlow, Gregor McHardy, Anne Edwards, Lesley Cranham, Jill Bath, Matt Johnson, Rosie Turtle, Hermione Newman, Nicky Johnston, Fiona & David Innes, Clive & Tessa Tulloch.

2. **Apologies:** Simon & Naomi Cansdale, Oriol Romeu, Pat Goodall & John Mayr, Kate Salkilld & Jason Loveridge, Nick Caiger & Margaret Williamson, Stephen & Chrissie Harte, James & Ali Richardson, David & Jacky Matthews, Ian & Jackie Organ, Steve & Bish Osborne, Sally & Anthony Pfiffner, Kylie Galvin, Dom & Margaret Midgley.

3. **Welcome to New Members:**

Kate Salkilld & Jason Loveridge, Magna, James Luther, Lamorak, Gabriel & Vivien Fisher, Gawain House, Nick & Nicky Johnston, Blue Larch House, Kylie & Ian Galvin, Kingsley.

4. **Election of Chairman**

Tim Jones advised the meeting that there has not been a chairman since 2018 and the committee had been rotating as chairman since then. He introduced Chris Day, who has agreed to take over the role of chair of the Association. Chris Day had already taken over as chair of the SHA Committee in May this year, but, at some stage, he is likely to be moving away from the hill. Adoption of Chris Day as Chair:

Proposer: David Innes Second: Jeremy Ouvry

This was agreed unanimously.

5. **Committee Members:** Anthony Pfiffner had retired from the Committee, and the Chair thanked him for his service. Committee Members retiring by rotation and standing for re-election (Chris Day pointed out that, since there was no AGM in 2020 due to the pandemic, this was after three years, instead of two):

Steve Osborne as Treasurer: Proposer: Rolf Stahel Second: Bruce Royston-Smith

Jan Royston-Smith as Secretary: Proposer: Tina Barlow Second: Clive Tulloch

Katy Harrington: Proposer: Simone Day Second: Iain Douglas

6. **Minutes of Last AGM**

Adopted unanimously as a true record

6.1 **Matters Arising from the last AGM:**

6.1.1 **Item 6.3: Road Maintenance:** The Chair reminded the meeting that, in 2019, a complete re-surface was not recommended, and that extensive patching would be undertaken in 2021. This is now being carried out and he would refer to this in his annual report.

6.1.2 **Item 6.7.4: 600 Bed Student Accommodation, Milnthorpe Lane:** Paul Barlow raised the matter of this proposed development and Tim Jones advised that there is nothing further to report at present.

7. **Annual Report:** The Chair advised that this relates to the last 12 months since the previous annual report.

7.1 **Road & Verge Maintenance:** Repair work is currently being carried out to the walkway and the road. The Committee felt this was a good use of funds to combine the repairs to the road and to the verge. The total cost is around £22,000 to the Association. The Chair reported that it is important to keep the funds replenished and, for this reason, the Committee had decided to increase the subs from £70 to £75 with immediate effect.

7.2 **Summer Party:** The Chair thanked Iain Douglas for hosting the party in 2021, and told the meeting that Katy Harrington has kindly agreed to host the next party which will be held on Sunday, 26th June, 2022.

7.3 **Leaf Sweeping:** This will take place towards the end of November at approximately the same cost as last year. We have a provisional date of 22nd November. Katy Harrington reported that we need residents living on the

south side of the hill to clear the leaves from the gutters and verges on the morning of the sweeping. An email will be sent confirming the final date, and please contact your committee representative if you have any queries.

7.4 Questions The Chair then asked if there were any questions on the Annual Report.

Jem Dunn asked what is the position of the Association regarding repairs to the verges on the hill and what was the cost of the repair? The Chair advised that the cost of the whole of St Mary's walkway is £10,000. It is expected that frontagers are responsible for the area outside their houses. However, due to the inability to engage the owners of St Mary's, the Committee had no option but to take action. It was not an easy decision, but action had to be taken as it was a critical safety issue. There is no intention to pay for any other frontages, unless there is a similarly urgent safety issue. Jem Dunn asked what is the responsibility of the SHA with regard to safety on the hill? Tim Jones replied that it is not clear cut. However, The Committee has a moral responsibility. He also mentioned that, in addition, when the verge outside St Mary's was last repaired, the SHA did make a contribution to the cost of repair. The Chair mentioned that the remit of the SHA is limited to upkeep of the road surface and related safety issues.

8. Treasurer's Report:

In the absence of Steve Osborne, Tim Jones reported that the accounts have been circulated.

8.1 Income: We have received 91 subs from 126 properties, totalling £6,280 plus £350 from Westacre. There are 35 non-payers; all of Kings Crescent (14 properties) and the majority of Dawn Gardens as these are mostly let. Subscriptions have been raised to £75. Of the 'collectable' subs, only 3 were outstanding.

8.2 Expenditure: To the end of May 2021, there were no major items of expenditure.

We held on to the deposits for ultra fast broadband; these have now been returned, and the UFB account closed. Leaf Sweeping: £851. For 2021/2022, we have just completed the road and verge repairs and there should be no further major items of expenditure. There should be a balance of around £24,000 at the end of May 2022.

8.3 Resolutions:

- Adoption of accounts
Proposed: Clive Tulloch Seconded: Jeremy Ouvry
- Auditor: The Chairman thanked Patrick Geraets for his work.
Re-appointment of Patrick Geraets.
Proposed: Simone Day Seconded: Paul Barlow

9. Neighbourhood Watch Report:

Chris Day reported that there were only isolated cases of car crime, and residents should keep their cars locked. There continues to be car related crime around the hill. In addition, someone had followed a delivery driver and stolen a parcel from a doorstep. Chris Day reported that the lady who is responsible for the overall Winchester Neighbourhood Watch has retired, and he is trying to get in touch with her replacement and/or retain links to the Winchester-wide network.

10. Any Other Business

10.1 Road signs: Tessa Tulloch raised the matter of painting '20' signs on the road as most people do not drive at 20mph. In addition, the 'SLOW' signs are very worn. Paul Barlow mentioned that, when the road speed was reduced to 20mph, roundels had to be placed on the hill, but he was not certain whether painting '20' on the road was feasible. Katy Harrington mentioned that the residents are aware of the speed, but non-residents are not. Hermione Newman asked whether anything could be done about the use of the hill by non-residents. Tim Jones replied that it is a public right of way, but we have the responsibility for maintaining the road. The Committee will look at the painting of '20' signs and repainting the SLOW signs.

David Innes mentioned that the colour on the flashing speed signs was the same for over 20 as under 20, and asked whether it was possible to change the over 20 colour to red. Hamish Adair replied that he will speak to the supplier of the upward sign to see if this can be done. However, the unit on the downward sign is now obsolete and it would not be possible to change this.

10.2 Kings Crescent: Jeannie Berridge asked about Kings Crescent, and the fact that subs have gone up, while Kings Crescent do not pay and are getting the benefit of the road and road repairs etc. Katy Harrington reported that, as the newest member of the SHA Committee, she had written to each individual resident of Kings Crescent inviting them to the summer party and to rejoin the SHA. She had received only one response; this was from Nick Schulkins of the management committee who told her she was not allowed to engage with the residents. None of the residents would engage with Katy. The Committee had discussed the lack of contribution of Kings Crescent (KC), and Steve Osborne will send an invoice for their share of the road repairs. Jeannie Berridge also suggested we express the view of the AGM that we are dissatisfied with KC not contributing to the repairs on the hill. It was agreed unanimously that a letter would be sent expressing the dissatisfaction of the residents at the AGM. Tessa

Tulloch asked if there were any houses on the hill who do not pay subs, and Nicky Johnston suggested a letter be sent to them expressing the dissatisfaction of the residents at the AGM.

Rolf Stahel asked about the issues KC feel they have with George Eyston Drive (GED). Paul Barlow explained the history in some detail. The residents of GED have for many years had a working party to manage the woodland at the end of GED, but this does not satisfy Nick Schulkins of KC. The residents of GED do not wish to set up a management company to maintain the woodland and will continue to maintain the woodland as in the past. Mr Schulkins has engaged solicitors to sue the residents of GED, and he was unsuccessful. He also tried to sue one individual owner in GED. This matter is not relevant to the SHA. Paul Barlow suggested that it might be worthwhile mentioning to estate agents selling any of the properties in KC that there is an ongoing dispute. Derek O'Neill asked if it would be possible for the SHA to take over maintenance of the woodland. JR-S mentioned that this would not satisfy Mr Schulkins who has recently stated that KC will not pay subs until GED set up a management company for the woodland. Paul Barlow mentioned that there are a few parcels of land on the hill which are not maintained, and suggested the Committee discuss this further at the next Committee Meeting. Iain Douglas asked who are the legal owners of the woodland at the end of GED, and Paul Barlow advised that there are no owners of this land.

10.3 Development on the hill: Gregor McHardy asked if we have any recourse to strengthen the obligation of developers on the hill to make a contribution to the SHA. Tim Jones replied that we have asked the council, but have no legal recourse. The development of Arthurs Court changed hands three times and the final developers refused to pay.

Clive Tulloch thanked the committee for their hard work.

There was no other business and the Chairman closed the meeting.
November 2021