

Brief History of the Kings Crescent dispute, read at the AGM.

The land in question I shall refer to as “the woodland”. On entering GED (George Eyston Drive) it is situated to the left of the roadway, between the roadway and the boundary of Kings Crescent. It is about 90 x 15 metres. Thus the woodland and Kings Crescent share a boundary.

Originally part of the grounds of Sleepers Hill House, after the development of Sleepers Hill House and the 9 houses of GED, the development company which owned the woodland was dissolved and the woodland now has no registered owners.

However, since the original GED development, the residents of GED have voluntarily formed working parties to tidy up the woodland from time to time.

Enter Alfred Homes. As their proposed 6 new houses were to have a communal sewerage system, they agreed to establish a management company to maintain the sewerage system and the woodland. They later decided to supply each house with its own septic tank and not to form a management company.

The residents of the 15 dwellings of Kings Crescent are represented by their management company – KC (Winchester) Ltd. whose Company Secretary is Nick Shulkins. KC are in dispute with Alfred homes, the residents of GED and the SHA over the woodland.

At the start of the development, Alfred Homes had agreed to voluntarily make an undefined capital contribution to SHA as a gesture of goodwill to compensate the SH residents for inconvenience, damage to road surface etc. AH had made a payment to the SHA of £5000 for their earlier development on Sleepers Hill.

As the dispute escalated, Alfred Homes did not want a protracted legal dispute (with all the associated costs) and suggested that as a practical solution, they would give the SHA £10,000 of which £2,000 would be ring-fenced for the future maintenance of the woodland. Alfred Homes have recently undertaken a tree survey of the woodland have agreed to carry out any required tree surgery at the completion of their build.

At a SHA Committee Meeting of July 17th 2017, 8 Committee Members present agreed unanimously to accept the Alfred Homes offer. AH have been invoiced for £8000 + £2000 but have not yet paid. AH have told us that they are looking to settle the invoice towards the end of the build period, provided that no further legal costs are incurred as a result of this dispute.

Under the SHA constitution, the Committee may spend up to £3000 without reference to the membership.

This arrangement was viewed as unsatisfactory by KC (Winchester) Ltd and thus an inappropriate use of SHA funds.

KC (Winchester) Ltd decided to withhold the annual subscription to the SHA for 2 years which would represent come £2000 (the sum in dispute).

The residents of KC have not rejoined the SHA as of 2022 even though of the £2000 in dispute, £1200 has been donated back to the SHA by the residents of GED.