

SLEEPERS HILL AND DRAINS – TJ NOTES MAY 2014

SCOPE OF THE WORK

1. Original Peter Fox Report. The work package was originally put together in a report by Peter Fox in Feb 2013 and included:

- | | |
|--|---|
| a. Middle Hill: | A |
| <ul style="list-style-type: none">• Soakaway on the North side in the Westacre, Waverley Area• Soakaway on the south side between Hartrow and Neathem/Amberly | |
| b. Work on the Bickleigh Access | B |
| | |
| a. Lower Hill. Soakaways on the south side | C |
| <ul style="list-style-type: none">• Pellinore to Folly Cottage• Hollygate to St Marys | |
| d. By Airlie Road, changing the kerb/gully | D |
| e. CAT Scan and Trial Holes | E |

2. June 2013 Sub Committee Meeting. Following a meeting with Paul Barlow, Peter Fox and myself the following way ahead was agreed and proposed to the Ctee:

- a. Doing a CAT Scan and trial digs
- b. Putting a 6" drain pipe under the Waverley access
- c. Peter Fox doing a general condition survey of the road
- d. Discussing the whole drainage issue at the next Ctee Meeting

3. Broad Way Ahead. The broad way ahead as I understood it was:

- a. Phase One:
 - CAT Scan
 - 6 inch pipe under Waverley access road
 - Peter Fox to do a Condition Survey
 - Bickleigh Work to be done
- b. Phase 2:
 - Soakaways
 - Work at the bottom of the hill

4. July 2013 Ctee Meeting. The notes of the Jul Ctee mtg are a bit sparse, but it was agreed that we would do as much of the work as possible through Alfred Homes.

5. Nov 13 AGM. Paul briefed the AGM on the Drainage scope and particularly the Alfred Homes idea and indicated that residents would be shown the quotes if they were considered good value

6. Dec 2013. Drawings and email:

a. In December 2013, Paul circulated drawings to the relevant frontagers/owners showing possible soakaway holes and asking the addressees for approval in principle

- Plan 100 – two:
 - Just upstream of Landseer
 - Between Westacre and Waverley
- Plan 101 – By Folly Cottage/Eldon
- Plan 102 – by St Mary's/Pilgrims

b. The email went to:

- Julian Grant Hodge at Eldon
- Jamie Hancox at Folly Cottage
- Roger Nicklin at St Mary's
- Sue Turner at pilgrims
- Paul Presland at Landseer
- Remi Katsande – is that Westacre?

c. I do not have all the responses but:

- Peter Presland at Landseer asked for indemnification against future settlement and damage caused by installation
- Later Julian Grant Hodge at an April 2014 SHA meeting expressed similar concern
- I did not object

d. Between the Jun 13 Sub Ctee and the Dec 13 email, the areas seem to have changed thus:

Side	Peter Fox Report	Dec Plan and email
North		Landseer
	Westacre/Waverley area	Westacre Waverley
South	Hartrow/Neathem	
	Pellinore to Folly Cottage	Folly Cottage/Eldon
	Hollygate to St Mary's	St Mary's Pilgrims

e. So I think I must have lost or been omitted from the planning that deleted the Neathem/Amberly area and included the Landseer area.

7. April 2014. In April 2014 the Committee abandoned the idea of doing the work through Alfred Homes. In addition:

- a. Hamish and Tim agreed to take on the Drains Project
- b. It was agreed that Paul would go ahead and arrange:
- Cleaning of the existing soakaways
 - An attempt to clear the old drain under the Waverley access drive.

8. Areas of Which I am not aware:

- a. Where we stand on:
 - The Condition Survey
 - The CAT scan and trial dig
 - The Bickleigh work.
- b. What happened to change the areas we are looking at from the Feb 2013 Peter Fox areas to those in the Dec 2013 email

APPROVALS INCLUDING FINANCIAL APPROVAL

9. General Agreement. I cannot detect that we have had any agreements/approvals outside the original sub committee. We will need, I think:

- a. SHA Ctee Approval
- b. Association more general approval
- c. Specific agreement from the frontagers

10. Insurance. We will also need some form of agreement from our insurers, observing that any frontage will want us to indemnify them

11. Financial Approval.

- a. Paul indicated, I think that the cost might be 15k.
- b. Peter Fox figures were

Soakaway	Est cost	With vat	Peter's work	Total
Two Soakaways Westacre/Waverley and Neathem Amberley	4-5k	4.8 to 6	0.8K	Say 7
Bickleigh work	1k	1.2	0.4	Say 1.5
Two south side soakaways, Folly and St Mary's	4-5k	4.8 to 6	0.8K	Say 7
Bottom near Airlie Road	1	1.2	0.3	Say 1.5
CAT Scan and trial digs	1	1.2	0.25	Say 1.5
Total				Say 18.5

- b. I am not sure what the Ctee have agreed, not a lot I think. We will need anyway to talk it through with Don Midgley

WAY AHEAD

12. Sequence:

- a. Tim to get clarification of areas of query above from Hamish and Paul and to if convenient to have a short meeting
- b. Hamish and Tim then:
 - Have a think
 - Have a meeting with Peter Fox
 - Produce a plan for the way ahead including both the work and the approvals

13. Meeting date: For evenings I can do:

a. Fri 16 May

b. Week 19 May

- Tue 20th,
- Wed 21st
- Thur 22nd
- Fri 23rd

TJ