



MINUTES OF TPERA FIRST (AGM) held on 22/4/20 via zoom at 7pm

Attendees:

Nominees: Pauline McBride, Ken Bennell, Helen Jones, Sarah Peplow, Mark Broun

Residents: Phil Wiffen, Alison Wiffen, Linda Burdett, Peter Duckworth, Linda Confray, Wendy Williams, Mike Walker, Brad Henderson, Simon Diegan, Francine Diegan, Hannah, Michelle

NOTE: The Resident Names were captured from their Zoom IDs and may not be complete.

Please email any corrections to thameparkestatesra@gmail.com

Introduction:

1 - Mark thanked the residents for attending and for the pre- meeting messages, emails and comments.

In response to a comment questioning the democratic process in nominating and electing the committee, Mark presented detailed slides, with timelines, explaining the attempts made since November 2020 to get the RA set up. There were no volunteers and, not until March/April 2021 were Mark and Ken able to recruit 3 more volunteers to make the quorum necessary to form the RA. In fact, the AGM notice of 13/4/20 again asked for nominations and none were received. This was no means meant to reflect negatively on the residents for their support, we all live busy and hectic lives BUT was presented to give residents an insight that the lack of democratic process was due to this.

ACTION – Residents will continually be canvassed for nominees and if enough interest is found an elective process may be brought forward than the 12 – 15 months indicated in the constitution.

Following this explanation, Linda Confray asked how residents could be assured of the integrity of the nominated committee members and whether any of them had broken any restrictive covenants attached to their property.

Mark responded, 'not to the best of his knowledge' and Linda asked that this be minuted.

ACTION PM to minute this point.

2 – Mark covered the remit of the RA and showed the 'Aims' Section of the constitution. The main remit is to build up and extend good relationships with Thame Town Council and other organisations in the area (Wenman Road etc) and give the residents a voice to be able to formally contribute to local decisions and to monitoring and measuring local performance.

Mark explained that in both the estates' there was a development of a Resident's Management Company (RMC) to be completed. At present the directorships of both companies has been retained by the builders Bellway and Taylor Wimpy. The intention is

NOT for the RA to obtain directorship for these companies and this will follow the correct process set out in which residents are canvassed for volunteers of the RMC. The RMC would however be able to utilise the RA governance models such as general meetings to communicate with the residents.

It was noted that Bellway have appointed Trinity and there are numerous issues with both Bellway and Trinity passing the buck between them.

Taylor Wimpey have not yet appointed a management company and so residents are not paying a management fee and Taylor Wimpey are still responsible for those activities which will be passed to the management company once appointed.

ACTION – Mark to revise the aim in the constitution so that the RA work with the builders (Bellway & Taylor Wimpey) to understand and progress the RMCs’ creation and handover to the residents.

It was also noted that the RA would NOT be able to take direct responsibility for any focus areas relating to local infrastructure - in the form of school places, doctors, dentists etc. The creation of the RA would however offer a resident voice to this area via the building of good relationships with Thame Town Council and being able to formally contribute to local decisions and to monitoring and measuring local performance as set out in the constitution.

AGENDA ITEMS

1. Formal Set Up of Residents Association:

- A) Adoption of the Constitution - constitution was adopted.
- B) Fund Raising - to be discussed at future meeting and possibly allocated to a subcommittee.
- C) Election of Committee Members - committee elected with no objections. It was noted though that 1 committee member is from Thame Park and there are 4 from Hampden Gardens.

Chair - Mark Broun

Secretary - Pauline McBride

Treasurer - Ken Bennell

External Communications Officer - Helen Jones

Membership Communications Officer - Sarah Peplow

D) Logo - all happy with suggested logo

2. Agree Focus Areas for the Residents Association re major local plans:

- A) Reserve Site C development and access road. - Noted with thanks to the residents the numerous objections that had been filed with SODC Planning. Noted that this was the ‘hottest’ topic among the residents.

ACTION: Resident to be kept updated on the progress on this RE: decision dates etc.

ACTION: Committee to discuss a letter to TTC in preparation for the full council meeting on the 27th April.

- B) Burial site - Noted that the formal planning permission for this was not yet submitted although was imminent.

- Also noted that access will be via Thame Park Road but only residents within 5 meters maybe notified and so the RA will ensure that the communication is received by ALL residents as was the case for Reserve Site C.

ACTION -RA to monitor and in the first instance ensure ALL residents are consulted in the planning application process once it is released.

3. Agree Focus Areas for the Residents Association re estate issues:

- A) Handover from Bellway of trinity estates

ACTION – This focus area will also investigate the handover of the RMC from Taylor Wimpy

- B) Ongoing HGV issues on Wenman Road – No objections.
- C) Invictus Gym parking monitoring with gym reopening – No objections.

4. Any Other Business

- A) Peter and others expressed gratitude to Mark and the volunteer committee for all their work to date and for bringing the planning items to the attention of those who were not aware.

- B) Francine and Simon agreed and mentioned they would be interested in participating in the RA.

ACTION – Committee will note this and offer positions on working groups.

- C) Question whether minutes and presentation will be distributed and confirmation that they would via Facebook and email.
- D) Question of TPERA email address and generic address provided.
- E) Question on which bank to use for the RA bank account.

ACTION -Ken will investigate costs / pros and cons of a few banks and will setup a bank account.

- F) Question whether the bungalow on the south boundary of the Taylor Wimpy estate was included in TPERA correspondence as they will be affected by the burial ground.

ACTION -Sarah will drop a leaflet to them. Mark will add their address to the constitution.

5. Next Meeting

The next meeting will be a committee meeting on 28/4/20 at 6pm. (meeting in Secretary's garden to comply with Covid rule of 6 outdoors)



Welcome – AGM 22nd April 2021

More democratic election with a proper voting system for the committee?

October

- CEG issue planning notification to residents.
- I created a response to CEG which was shared on facebook for other residents to use.
- Contacted local councilors to canvas opinion / guidance.
- East Thame RA Chair / Thame Town Councilor completed a report on the site.

November

- East Thame RA Chair / Thame Town Councilor advises that the best course of action would be setup a Residents Association to have a more formal voice within the planning process.
- Residents Canvassed to see if there are any volunteers.
- No volunteers came forward.

January

- Further advice given by Thame Town Councilor that a conjoined RA (Hampden Gardens & Thame Park Estate) would be beneficial from a numbers perspective.
- Sarah Peplow was engaged as a representative from Thame Park estate.
- Leaflet drop of Thame Park Estate
 - Thame Park estate was encouraged to join the Facebook page.
 - Thame Park estate were also informed of the RA formation and asked to volunteer or subscribe to updates via email.
- Plenty of additional Facebook members (and email subscribers) sadly no volunteers.

March / April

- Myself and Ken continued to try and recruit members to join the Residents Association.
- A quorum of 5 was achieved.
- Notice issued on the 13th April for the AGM and nominees.
- None received.



Govern adherence to the regulations found in the restrictive covenant document that we all signed on purchase?

2. AIMS

The Association will be non-party in politics and non-sectarian in religion. Its aims are as follows:

1. To unite residents, and ensure everyone has equal opportunities to take part, remove all barriers to participation arising from ethnicity, religion, geographical location, special needs, language differences, learning difficulties, sexual orientation, gender, age or disability, in a common effort to improve conditions of life in the area and to foster a community spirit.
2. To encourage the community of the **AREA COVERED** to improve their wellbeing and make them more effective.
3. To work with Hampden Gardens Estate Management Company (Trinity management company) for the benefit of all residents pertaining to issues on the Hampden Gardens Estate.
4. To build up and extend good relationships with Thame Town Council and other organisations in the area and contribute to local decisions and to monitoring and measuring local performance.
5. To raise money as necessary to achieve these aims.



Agenda item 1

- Formal Set Up of Residents Association:
 - Adoption of the Constitution
 - Fund Raising
 - Election of Committee Members

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- AOB



Agenda item 2 - Agree Focus Areas for the Residents Association re: major local plans:

- Proposed Reserve Site C development and access road.
- Burial site



Agenda item 3 - Agree Focus Areas for the Residents Association re: estate issues:

- Handover from Bellway of Trinity Estates
- Ongoing HGV issues on Wenman Road
- Invictus Gym parking monitoring with gym reopening





Annual General Meeting (AGM)

Frequency - Annual
Attendees – Committee + Residents

General Meeting (GM)

Frequency - TBC
Attendees – Committee + Residents
(Representatives of Thame Town Council and other non-committee members) may be invited

Committee Meeting (CM)

Frequency - TBC
Attendees – Committee + Co-opted members

Sub-Committee x

Attendees – Committee
+ Co-opted members

Sub-Committee y

Attendees – Committee
+ Co-opted members

Sub-Committee z

Attendees – Committee
+ Co-opted members