



Royale Dunton Court Residents Association

Meeting date: 26/5/2023

Location: Royale Dunton Court Clubhouse

Start time. 20:00.

Finish time. 21:45

Present.

Chair: Gary Peckham

Secretary: Pat Stapleton

Treasurer: Sheila Hobman

Helping hands coordinator: Lynda Gould

Entertainment coordinator: Julie Raby

Communications: James Hailes

General Committee member: Pat Moore

+ Two members observing.

Apologies

Denise Raynor and Mick Hilton

- 1. Opening** - The chair opened the meeting at 20:00 and welcomed committee members and two association members observing (this is a committee meeting but for full transparency we allow members to come along to watch).
- 2. Apologies** Mick Hilton and Denise Raynor
- 3. Reports**

a) Secretary (Pat Stapleton). Pat said he'd been contacted by a contractor who was locked in the old touring caravan field. Pat's mobile number is listed as the association's contact on the website. He managed to sort this out.

b) Treasurer (Shelia Hobman)

- Shelia gave us an overview of the association's finances. Since October 2022 the association has run 10 events/quiz nights with an overall profit of £2094.98. This was after paying all costs and making several charity donations. Through this period.

- Sheila provided us with a breakdown which will be posted online in due course. The committee and members attending thought this was good work by all involved (and all the members who support events).

It puts the association on a good footing, with money available for things like maintenance of the two defibrillators and an insurance to cover cancelled events if the club is ever forced to close due to staff illness etc (we'd be liable to pay the acts still). The committee also said that as the finances become more healthy we can look to subsidise some events in the future.

c) Entertainment (Julie Raby)

- Julie reported that we have a full year of events booked in and all dates have been cleared with Kim.

- There are now several quiz presenters (all volunteers) who'll work on rotation so one person isn't overburdened.

- Julie reported that the Street Party was a roaring success and residents have been asking if it could be an annual thing. So, the entertainment team is looking to do this every Summer (starting August 2023). The entertainment team will work with Toni in the office on this and Toni is very supportive of these kinds of events so will be happy to provide any assistance.

- The committee had a discussion about whether we should hire a caterer to do food again at our Christmas party 2023 and it was agreed this was a good idea. Royale doesn't allow food in the hall unless we engage a registered catering company so the team will look into options.

d) Helping Hands (Lynda Gould)

- Lynda said Helping Hands continues to work well and the team continues to help those on site less able with tasks like shopping, collecting prescriptions and fish and chips.

- Lynda reported an issue with some elderly residents' carers having difficulty finding some properties because of poor signage. It was noted that there is no road sign for Orchard View (the one overlooking the old caravan storage site) which caused confusion.

Poor signage/road markings seems to be an ongoing problem with other things too like delivery drivers going up one-way-streets.

James confirmed Royale's senior management had already given a commitment to look at improvements. On 10 October they told us their Health & Safety Manager will attend the site and compile a report 'in the coming weeks' which will be shared with us. However, this still hasn't happened. .

The Chair agreed to follow all this up with Royale.

e) Communications (James Hailes).

- James reported that more and more people get their news and info from our website or Facebook page. These are updated several times a week - something we can't do with paper newsletters.

We used to deliver a paper newsletter to all residents every couple of months. However, most of what's in these newsletter will have already been on our website news section so by the time people get the paper version, it's old news. Also, it's really costly to print around 187 x 6-page newsletters so we just need to make sure these are only going to people who need them. Therefore James has sent out 'opt-in' slips to all homes asking them if they'd prefer a paper copy or if they are fine with getting news from our website or Facebook group.

James reiterated, we will continue to make newsletters every couple of months. People can view these on our website. Alternatively residents can let us know if they'd prefer a paper copy put through their door.

- James reported that Toni Bacon is the new site supervisor. She now deals with the association on most matters. James said that he'd sent Toni an invite to have an informal meeting with the committee just to put names with faces and welcome Toni to her new position.

- James reported that the quiz nights are increasingly busy so we have arranged with the office for an extra pair of hands.

- James reported that some residents had contacted the association about rats on the site so we contacted the office. They quickly arranged for a pest control company to attend and set traps. Residents had since reported the traps were in the wrong place so weren't working. We suggested they speak to the office or grounds staff about this as the residents association wasn't present when traps were laid.

Residents have said they have moved traps to align with sighted runs - and since doing so, 8 rats had been caught.

4. Royale in Administration.

The Chair gave the committee a run down on the current position. The following 3 Royale companies are in administration.

Time GB Properties Limited
Royale Parks Limited
Waterside Country Park Limited

One of these (Time GB Properties Limited) has a subsidiary called Time GB Properties Lendco Limited which is where our site sits in terms of company structure.

At the moment it's business as usual as the administrators pick through things but we will update residents as soon as we get more info. However, the committee stressed it's nothing for residents to worry about.

James has been in touch with the appointed administrator to get an update and awaits news.

5. Pitch Fee and Planning Application updates

- There had been no movement as yet from Royale to instigate the Tribunal process for those who hadn't paid the increased pitch fee from April 2023. However they were still within their time limit to do so.

- It was mentioned that some residents had stopped paying their pitch fee altogether and this is not something the association supports or recommends.

- The Chair reported that we had contacted Basildon Council to get an update on the planning application for new homes on the touring site. We've been told that they are trying to get it in front of the planning committee for determination in May/June.

6. Members Questions

None

7. Any other business.

- the committee had a general discussion on security. It was felt that they would benefit from high-viz 'security' vests as a deterrent to crime and also speeding drivers/people coming through the site on horses/electric scooters. It was noted other Royale sites seem to have much more visible security than Dunton where our guys are mostly based in their cars - so no public visibility.

- James reminded the association that they were still borrowing his radio microphone and receiver and his offer to sell it to the association was still open. This AKG system costs £145 new and James offered it to the association for £55 plus £5.29 for the jack to jack lead to enable it to work via the in-house speakers. The committee agreed to buy this as it's a useful addition to our club nights.

Meeting ended 21:45