

## WELLESLEY RESIDENTS' COMMITTEE AGM

### MEETING MINUTES

**THURSDAY 26<sup>TH</sup> SEPTEMBER 2024, 18:30**  
**SMITH DORRIEN HOUSE**

#### ATTENDEES

##### **Committee**

Dr Simon Wood (SW) – Chair  
Joseph Byrne (JB) – Treasurer  
Calum Stewart (CS) – Secretary  
Tim Crawshaw (TC)  
Analeise Deacon (AD)

Lucy Crockford (LC) – Community Development Manager, Grainger plc  
Alan Chitson (AC) – Development Manager, Grainger plc  
Meg Lancaster (ML) – Senior Surveyor, Knight Frank

+19 additional residents

ITEM	DESCRIPTION
1.	<p><b>Welcome – SW</b></p> <p>SW offered a warm welcome to all residents on behalf of the Committee, noting this was our third AGM since the pandemic and the group continued to grow from strength to strength.</p> <p>Apologies were noted from the following members of the Committee: Jules Crossley, Eugene Kessler, Haydar Koher, Lil Rai and Corrine Willemse.</p> <p>A quorum was present and noted.</p>
2.	<p><b>Minutes - CS</b></p> <p>AGM Minutes from 21<sup>st</sup> September 2023 were considered and duly approved.</p> <p>It was requested that the Minutes be available in advance in future. CS agreed, highlighting the continued challenges the Committee have in communicating effectively with all residents given how the WRC has been established. However, the Committee would endeavour to ensure more information – including meeting papers – were more widely available in future.</p>
3.	<p><b>Chair's Report – SW</b></p> <p>SW gave a summary of the Committee's work over the last year, as well as overview of the function of the Committee – in comparison with the Wellesley Residents' Trust.</p>

	<p>He emphasised that the Committee continued to be informed by what the views of the community were. He explained that the Committee had been meeting monthly and had continued its focus predominantly on lobbying on issues raised by residents, including crime, school catchment areas, road and parking issues, and the overall management of the Estate.</p> <p>SW was pleased to note that the Committee were moving into a phase where there had a team with the interests, ideas, and energy to drive forward activities, noting that AD would be talking about some of the upcoming activities shortly.</p>
<b>4.</b>	<p><b>Treasurer's Report – JB</b></p> <p>JB noted that – key to managing the Committee's funds – a community bank account had recently been established, with JB, CS and SW as signatories. This was an important development in enabling the Committee to organise events and other activities moving forward.</p> <p>He noted that spending was taking place frugally, with expenses justified through a stronger set of financial processes outlined in the refreshed proposed Terms of Reference.</p>
<b>5.</b>	<p><b>Terms of Reference re-approval – SW</b></p> <p>SW talked through the proposed changes to the Terms of Reference, with amendments to improve governance, accountability, financial procedures etc.</p> <p>The proposed Terms of Reference were considered and duly approved.</p>
<b>5.</b>	<p><b>Committee Elections – CS</b></p> <p>CS noted that all 10 Members has requested re-appointment – no further nominations had been received. Nominations were put to the meeting and duly approved.</p> <p>As part of a further discussion, two nominations as Associate Members were taken from the floor for Kyle Russell and Sharon Gardner - both were put and approved.</p>
<b>6.</b>	<p><b>Upcoming Events – AD</b></p> <p>AD explained that she had become involved with the Committee after the last AGM, encouraging other residents present to get involved too if they were keen to improve our local community.</p> <p>She noted several upcoming events organised/facilitated by the Committee, including:</p> <ul style="list-style-type: none"> <li>• Cops 'n' Coffee – 6<sup>th</sup> November 2024, 4:30pm: an opportunity to speak with the local Neighbourhood Policing Team about crime and anti-social behaviour.</li> <li>• Wellesley Residents' Quiz – 7<sup>th</sup> November 2024, 7pm: a social event for local Wellesley residents, with refreshments provided by the Committee.</li> <li>• Community Litter Picks – TBC: a series of community litter picks are currently being worked on, with dates to be announced soon.</li> <li>• Santa Bus/Christmas event – TBC: a repeat of last year's successful Santa Bus event with mince pies and mulled wine, with a date to be confirmed.</li> </ul>

	<ul style="list-style-type: none"> <li>• ‘Welcome to Wellesley’ events: further events to be arranged.</li> </ul>
<p><b>7.</b></p>	<p><b>Q&amp;A/Any Other Business – SW</b></p> <p>SW opened up a Q&amp;A with attendees about any further issues they wished to raise, and asked what they felt the Committee’s priorities should be for the coming year.</p> <p>There was a lively discussion on several different topics, including:</p> <ul style="list-style-type: none"> <li>• <b>Young People</b> – residents expressed a keenness for us to do more to engage young people locally. JB mentioned that the Committee had attempted some engagement, with little success. This would likely be revisited; residents’ ideas welcome.</li> <li>• <b>New Playground</b> – very positive feedback received.</li> <li>• <b>Parking</b> – remains a high priority. Residents expressed their continued concern about Grainger plc’s lack of action on road markings on Hospital Road and Pennefathers Road/Montgomery Avenue. AC explained that Hospital Road would be taking place soon, however the MOD’s ownership of Pennefathers Road – and an inability to enforce any proposed restrictions due to Military Byelaws – meant they were unable to move forward in this location at present. There was also concern that resident parking should have better signage, however this was concluded as being a matter particularly for individual management companies across the Estate.</li> <li>• <b>Covenant issues</b> – concern was expressed by several attendees about the seeming unenforceability of many of the Estate’s covenants, such as in relation to commercial vehicles. There was a long conversation about how this might be rectified, with the conclusion that the Wellesley Residents’ Trust would need to explore what resource would be required to begin enforcing – and whether this was desirable.</li> <li>• <b>Neighbourhood Centre</b> – concerns were expressed that this was yet to move forward, despite conversations at the 2023 AGM about a planning application being expected “early” in 2024. This was viewed by many attendees as a seemingly continued difficulty Grainger plc were having with keeping residents up to date with developments across the Estate. The Committee assured attendees that this remained a high priority, repeatedly lobbying Grainger plc for sight of the plans. AC confirmed that plans were likely to be submitted soon, however many expressed disappointment that, if so, these had not yet been shared. There was a commitment from Grainger plc that the vision for the Neighbourhood Centre would be shared in the next month, prior to any formal planning application being submitted. There was also agreement, in principle by Grainger plc and the Committee, to run a periodic online Q&amp;A for residents.</li> </ul> <p>There was also a greater desire expressed to hear more about what the Committee are up to, improving communication two-way between themselves and residents. This was agreed to taken away and worked on by Members, including how they might better utilise Grainger plc’s “Wellesley Times”, their website, the RMG Portal, as well as social media etc.</p> <p>SW expressed his thanks to all those who attended.</p>

**MEETING CLOSED AT: 20:15**