

WELLESLEY RESIDENTS' COMMITTEE AGM

MEETING MINUTES

THURSDAY 25TH SEPTEMBER 2024, 19:00
SMITH DORRIEN HOUSE

Committee
Joseph Byrne (JB) – Chairman/Treasurer
Sharon Gardner (SG) – Secretary
Kyle Russell (KR)
Sarit Solanki
Henna Solanki
Lil Rai
Jules Crossley
Rev. Gabrielle Burn
+ 25 *additional residents*
+ 5 Remotely
Suzie Wright (Woodland Trust)

Apologies Jules Crossley

Observer David McCarthy (Grainger)

ITEM	DESCRIPTION
1.	Welcome – JB Chairman JB offered a warm welcome to all residents on behalf of the Committee. Apologies were noted from the following members of the Committee: Jules Crossley.
2.	Role of the Committee Explanation of structure and duties of the residents committee.
3.	Committee Activities <ul style="list-style-type: none"> • Update of activities organised by the committee for the residents 2024/2025 • Quiz • Santa Bus • Litter Picks • Party on the Parade
4.	Treasurer's Report Budget 2024/2025 supplied by Wellesley Residents expenditure 2024/2025 New budget 2025/2026 supplied by Wellesley Residents Trust Agreed new year expenditure to be used for

	<ul style="list-style-type: none"> • Community Activities • Asset Purchase • Admin • Insurance
5.	<p>Terms of Reference re-approval Terms of Reference and Committee Elections</p> <p>Change to Terms of Reference.</p> <ul style="list-style-type: none"> • Increase of committee members from 10 to 15 considering increase of residents to the Wellesley estates. • Consideration to be given to the new areas of the Wellesley area. • One new member voted onto the residents committee.
6.	<p>Parking, Anti-Social Behaviour and Estate Covenants</p> <ul style="list-style-type: none"> • Reporting Processes for the above were given • Leaflets given out to attendees to include reporting processes, WRT covenants And contact details for reporting • Details to be added to Committee Facebook page for wider access
7.	<p>Woodland Trust Presentation</p> <p>Activities that they offer: Walks, talks, Halloween activities, Christmas Activities, they are currently engaging with local schools, raising awareness of and encouraging outside activities. Residents that had attended some of the events were very positive about them. Suzie was asked to send details of upcoming events so that the committee could help increase their visibility.</p>
8.	<p>Q&A/Any Other Business</p> <p>Grainger Answers</p> <p>When will miller homes start building and is it true there will be a no parking order on Pennefather's Road during that time? If so, how will it be enforced, will there be double yellow lines etc?</p> <p><i>We are not sure at present whether or not parking would be suspended on Pennefather's Road, we hope to have more information from Miller Homes in the coming months so that we can let residents know who is responsible for completing Pennefather's Road once building has finished and will the speed restriction still be the tarmac table top humps? Grainger will be responsible for putting down the final layer of Pennefather's Road so that it can be formally adopted by Hampshire County Council according to their specification. One they have adopted the road they will be able to look at ways to enforce speeding and parking.</i></p>

What can we currently do to stop the speeding drivers down our road, as the current temporary humps do nothing. Also, we are still getting health centre workers and patients parking along the whole road Monday to Friday, making it impossible if we have any visitors, workmen and deliveries.

We are speaking to Miller homes about putting in a speed watch flashing sign. With regards to cars from the health centre:

Residents used to send car registrations to our info@ inbox and we would forward them on to the health centre who would remind staff not to park on Pennefathers. No one has emailed us for a long time, but it could be that they are going to the health centre directly, if they want to go back to emailing in we'll do our best to help. I have emailed the health centre recently but they think the issue is caused by agency staff and visitors to the health centre that don't want to pay for parking.

With the current military bylaws in place we are not able to bring in parking enforcement We would ultimately suggest that visitors, workman etc should be using the visitor bays on the estate rather than estate roads, as per the deed of covenant.

All Grainger care about is selling land and making money

The land is actually owned by the MOD, Grainger do not reap the rewards of the land sales. The vast majority of money goes back into the project to pay for infrastructure, e.g. the roads, paths, community centre, play area, clearing of phases etc. The MOD get any profit that's left over. Grainger are paid for the job that they do.

Grainger have not delivered anything that was promised

We are not yet half way through the project, we are well aware of how much there still is to deliver and we're working on it. We work in accordance to our section 106 agreement, this is an agreement between ourselves and Rushmoor Borough Council and sets out everything that needs to be done and by when (for example certain areas can't be built on until works to the roads or pump stations are complete). In it are other trigger points such as fees we pay to the council when we reach certain levels of occupancy. Very occasionally we have had to apply for a variation to the section 106, but only when we have had extremely good reason to do so. An example of this would be the A331 on-slip road that needs to be delivered. The outline planning that is submitted doesn't drill down in to the detail. When we began assessing the area and looking at what would be acceptable for Hampshire and Surrey Highways, we discovered that the A331 is not built to their current specification (the road was built in the 90's and cars have advanced significantly since then). Therefore adding the slip road to the A331 is far more complex. The police in Hampshire and Surrey have had to be contacted as have Hampshire and Surrey Highways authorities to find an acceptable way to deliver the road. This does not mean that we are not delivering the slip road, only that it is far more complex than it had appeared in the original planning application and so therefore is taking much longer to be delivered. We'd much rather get it right then mess it up!

Another problem with the site is that very little has been documented by the army so often we only discover things when we start digging, sometimes utilities, sometimes foundations for old buildings and even the odd bunker! This all adds on time to the works and will often halt works completely while we wait for utility companies to fit us into their schedules or further surveying works to be completed and changes made to engineering drawings.

What happened to the original plans for the old Army Head Quarters Building (4th division)

In the original outline planning it was suggested that 4th division could either be converted into business use downstairs (e.g. offices) and residential upstairs. There was also a suggestion that the downstairs could become lots of different retail units (I cannot find anything that suggested it would ever be community space, so not sure where this rumour has come from). The outline planning was submitted well over 10 years ago now. Highstreets are struggling to keep shops open and many people are working from home now, so business' no longer require the space they once did. We want Wellesley to thrive and we certainly wouldn't want spaces that would be left empty and abandoned, we also want to encourage residents to use the town centre where possible. There will still be a neighbourhood centre (as shown on the boards with a mini supermarket etc) however we want to future proof Wellesley as much as possible, hence why we don't simply build to an old specification.

Where's the pub?

The hospitality industry is struggling; we have been out to breweries to see if there would be any interest in setting up a new pub here but unfortunately at this time no one is interested.

When does Wellesley Residents have their meetings?

Wellesley Residents Trust has 2 board meetings a year, usually March and September. These are attended by the directors who are made up of representatives from the following places:

The Land Trust

Grainger PLC

Grainger Trust

Rushmoor Borough Council

Hampshire County Council

The Wellesley Residents' Committee

And The Defence Infrastructure Organisation (MOD)

Also in attendance are RMG who manage the book keeping element to the WRT and Knight Frank who manage the overall WRT business plan.

There is an Annual General Meeting once a year in June, to which all members of WRT (private owners and shared owners) are invited. The invites are posted out or sent to electronically via RMG depending on each residents preferred communication method.

Are residents able to attend?

Residents are encouraged to come along to the WRT AGM and submit questions in advance so that we have time to find the answers for them. The board meetings are attended by a resident from the residents' committee who represents the voice of residents on the estate.

Where are they advertised?

As stated above we send out a notification about the AGM, to all members, at least 21 working days in advance. These are sent via residents' communication preferences, e.g. electronically or via post.

When will Grainger be having a meeting with the Residents?

Grainger meet with the residents committee once a month at their committee meetings. If residents have particular issues or concerns that they feel can't be addressed at committee meetings then they are very welcome to pop in and see us at the Smith Dorrien or to phone us or send an email info@wellesleyhampshire.co.uk we're always happy to talk to residents.

Can we see the plan of the road network for the estate? and Who is currently responsible for these roads?

A plan is being worked on that we can share with residents. Our current plans are all very technical and we want something nice and simple that shows whose road is whose. Our engineers are on the case but please bear with us.

Depends which roads you're referring to, some are Hampshire Highways, some are Grainger on behalf of the MOD and some are individual house builders (e.g. Bellway, Barratts Taylor Wimpey etc) If in doubt contact info@wellesleyhampshire.co.uk and we can point you in the right direction.

When will the pavements be completed? They are unsafe for pushchairs and the disabled. They are too high.

It depends on the location and whose responsibility it is as to when they will be done. If there is a specific pavement we can certainly look in to this. The pavements are not too high, it's that the final level hasn't been put on the roads. This final layer will raise the level of the road and reduce the need for the temporary concrete ramps. The final road surfacing won't be put on until the roads are ready to be adopted. For more information on adoptions, check out the Wellesley Residents Committee Information pack.

Will Committee be commenting on the consultation for the Farnborough Airport?

This is not what the committee would do on behalf of the residents as we would need to be sure that we were speaking for 100% of the community.

When will the road outside the apartments and by the underground carpark on Louise Margaret Road be finished?

This will take a long time as the road will eventually be opened up all the way down to Ordnance Road at the bottom. There's more demolition and potential construction works to take place along the route. The final layer of road surface won't go down until all construction works are complete. I would estimate this will be at least another few years, if not more as so many other areas need to be completed prior to this work taking place.

Could we have an area where dogs could be left off the lead to run around?

We have looked at whether this is something that could be provided in the Wellesley woodlands somewhere but unfortunately, we've not been able to come up with a solution as to how it could be managed. Having a fenced off area would mean it would need a member of staff to manage and maintain it and take booking etc. It's unlikely it would generate enough income to pay for the member of staff and so would therefore end up costing residents more money. We are open to ideas if there are places already successfully managing to do this, we'd be happy to look in to it further as we know it's something a lot of residents would like, we just haven't managed to find a way that would work.

The area in front of Stanhope Lines East will be unprotected and might encourage people to camp on it can any barriers be out in place to avoid any disruption like this?

We don't believe Taylor Wimpey have any plans to put barriers around the green, with the area being so overlooked it does seem unlikely but might be worth checking in with TW.

Dave McCarthy from Grainger did take the opportunity to talk to residents about responsibility for roads and timelines.

MEETING CLOSED AT: 21:00