



MINUTES

**Of the meeting of the DPVA Committee on Tuesday 21st January 2020 at 10.00am
at Sarsen House, Devizes.**

Present for DPVA: Simon Evans, Peter Benns, Lisa Penington

Apologies: Norma Humphreys, Carol Holmes, Neil Geraghty.

Present for Aster: Lisa Childs, Imogen Nicoll

1. Next painting round

- a. **Date for start of interior and exterior inspections** - This will depend on whether an application is made to FTT to vary the current conditions.
- b. **Date for commencement of painting work** – This scheduled for summer of 2022. E.g., in financial year 2022/23. **Following the meeting LC informed us that Aster is in the process of putting together a timeline for the surveys and painting contract. She stated that a stonework survey would take place at the same time as the painting survey. (Note: a survey was carried out last March by Mr. Rea)**
- c. **Selection of contractors** – will be made from Aster's appointed list of Contractors.
- d. **Possible reference to FTT** - Aster needs to make a decision on this. To change the responsibility for painting the exterior would require a variation to the lease and agreement of 75% of leaseholders. However, Sinking Fund contributions would be considerable reduced if leaseholders did their own work but they would be subject to inspection. If work had not been carried out Aster would have the right to carry out the work at the leaseholders' expense.

To revert to the past procedure (carrying out repairs prior to painting) would need agreement by the FTT but might be available without recourse to a hearing if both Aster and DPVA agree. The Team noted that Aster has a meeting on 28th January to discuss the position and the Crown Report on the

last round of exterior painting. **PB** suggested there might be an inspection to avoid further damage to the doors/windows. **Following the meeting LC informed SE that Aster would not participate in an application to the FTT,(contrary to our previous understanding).**

2. **Current complaints about exterior painting** – A meeting will be held on 28th January to Discuss the Crown Report
3. **Planned Maintenance - outstanding matters** - Still awaiting Stonework repair specification and cost. This work will not now take place in this financial year. The Group emphasised that repair and Maintenance is what is required, not improvement. **PB** mentioned a property in Bowes court which has had a broken step, reported about eight months ago. This is a hazard and should be repaired prior to any general stonework repairs

Tree contract (final cost) - all work done on one day. We still have no idea of the full cost and whether the replacement of a tree, removed in error, is due for replacement or has been replaced. It was agreed that this should be checked with Penny Teather, along with details of all items (Roofing repairs, dry rot repair, path upgrades), charged to the 2019/20 Sinking Fund.

LED lights update and need for maintenance after switch over to LED – The warmer light was agreed with a majority of residents, along with dimmed Court lights during the small hours. Still waiting for replacement lantern and light for the broken pole in Thurnham Court. The question arose as to whether we need a maintenance contract if the LED lights are so reliable.

Gardens – **PB** asked whether Tivoli had done two weed and feeds during the period April 2019 to March 2020? Is there any money left over for works and general tidying up? If not DPVA will try to persuade the gardening group to spend some time doing this.

4. **Infringements of leases (pavement parking etc.)** – Chapel Court infringement. Letters have been written recently and no pavement parking has been noted for some weeks. Ongoing. The large van problem has gone away as the tenants have left Drews Park. There are still some vans parked but this seems to be a continuing problem that may have no solution.
5. **Reduction of sinking fund contributions in light of current high balance**
There is nearly a quarter of a million pounds in the fund at present, gaining minimal interest. As there is little scheduled apart from stonework repair there was some discussion whether an application should be made to the FTT to reduced contributions, at least for a while.

6. **Access from Thomas Wyatt Road to proposed disabled parking area for Drews Pond Wood (reconsideration)** – There was some discrepancy about the boundary line. Aster to explore but **SE** said this should not be a priority.
7. **Matters arising after Finance meeting re audits for 16/17 & 17/18 on 09.01.20** – Apparently outstanding queries have been resolved and DPVA awaits both past years' audits plus 2018/19 which is overdue.
8. **Any other business** – Lamp post 18 sign on Thomas Wyatt Road should be moved to lamp post 16. It was considered that it might be possible for maintenance to do this rather than calling Steele Signs to do it.

An order number for £500 would be prepared for the DPVA Gardening Committee to call upon with effect from April.

LC to send letter to the Gardening Group (copy to **SE**) outlining protocol for deciding on plants, consultation with JP about costs etc.

As there was no more business the meeting adjourned at midday.