



THE ESTATE OFFICE WENTWORTH CLUB WENTWORTH DRIVE VIRGINIA WATER SURREY GU25 4LS

Minutes of the 292nd Meeting of the Committee Held on Monday 11th November 2019

Present: AIDAN HEAVEY (AHe) Chairman
LORNA PONTI (LP)
JOHN BAINES (JB)
PETER LOMAS (PL)
ALEX HOWARD (AH)
TAJI ZADEH (TZ)

JAMES PERITON (JP) Estate Manager

1. The **MINUTES** of the 291st meeting had already been approved and circulated on the website, no further matter was raised. JP updated the Committee to certain matters since the last minutes.

2. REVIEW OF POLICIES, PROCEDURES & STAFFING ARRANGEMENTS

a) WRA AGM - WERC Election

Both AH & TZ agreed to stand again at the next WRA AGM in January 2020. This was fully endorsed by the other Committee members.

b) WERC Chairman's Report – To Go Out With RR Invoice

AHe confirmed the intention to have the Chairman's Report issued with the Road Rate invoice (early December) and will include; VAC update, 0% increase to the Road Rate, summary of finances, crime update and that TZ and AH are willing to stand again.

The Committee agreed to allow a WRA newsletter to be included within the envelope.

c) WERC Governance - Update

The first draft of the Code of Conduct & Governance had already been circulated by AHe and commented upon. JP is still working on the Code of Practice section that focuses on the Committee's interpretation of the covenants. The aim remains to have these announced at the WRA AGM.

d) Staff Reviews

Prior to the meeting a summary and recommendation of the WERC staff had been circulated by JP. After much discussion the Committee unanimously agreed the staff reviews. JP thanked the Committee. It was agreed the bonuses for next year for each member should be incorporated with the % increase but the staff need to be notified prior, JP to write to the staff to this effect.

3. FINANCIAL MATTERS

a) 2019 Road Rate - Update

JP updated the Committee of the few who had yet to pay their Road Rate and their reasons why. Legal action had already been taken out on one and this would continue to Judgement. JP assured the Committee all would pay eventually.

b) 2019 Budget & Finance - Update

The Budget Reconciliation had been circulated prior to the meeting, Summary; excluding the VAC barriers (incl. fobs) the current P&L forecast an end of year surplus of £202k (whereas the 2019 Budget incl. the VAC was a loss of £131k).

The VAC expenditure to date = £287k with £188k outstanding, however the contribution from the Club had yet to be received.

4. GENERAL MATTERS

a) VAC Barrier - Update

The VAC was discussed; The Committee had instructed installation works to stop. Rob Clarke is in the process of preparing the planning application which will include consultation with an independent traffic consultant. It is likely the application will be submitted in the next couple of weeks and the decision probably end of January/beg. February.

b) Crime - Update

JP reported to the Committee since the previous meeting in August there had been 5 confirmed burglaries across the Estate, 4 of which were near the village centre (shops and rail station).

The total confirmed burglaries for the year is 9 plus a few reported incidents i.e. theft of hand tools from a building site, theft from an open garage.

The general MO remains; on foot, furnished house but the occupants are out, usually between 6pm – 8pm, access from first floor level & from the rear, they target the master bedroom for jewellery, watches, cash etc.

c) Construction Sites - Update

The number of building sites remains a constant 24 (14 on the golf side, 10 shops side) last meeting was also 24, but not the same sites about 8 sites has either finished or started.

5. MAINTENANCE MATTERS

a) Resurfacing Programme – Portnall Drive

The recent resurfacing and widening of Portnall Drive had been completed and the comments were it was a good job.

Following the P&L update in 3b), JP explained it is traditional at this time of year to undertake the second tranche of resurfacing. JP requested to continue with the section started last year in Nuns Walk and requested circa £40k to allocate. (£20k was already in the P&L so requested another £20k – this would revert the surplus to £182k) The Committee approved this request.

b) General Update - Incl. Wentworth Drive Bridge

The refurbishment of the Wentworth Drive bridge had started and should take 3 weeks. The annual leaf clearing had started (1 week) and will recommence in early December (for 2 weeks). The maintenance team had recently planted 17,000 bulbs (daffodils and narcissus).

6. WRA MATTERS

a) AGM

The WRA AGM is confirmed for 19th January 2020. It was discussed it would be best for JB to present the VAC, AHe would update the WERC finances and other matters.

Ken Smith is to be invited to be present.

b) Christmas Social Gathering

The WRA annual Christmas Social Drinks for Residents is confirmed for the 8th December at 6pm, the consensus was all members should attend but avoid in depth questioning regarding the VAC as the information will be presented at the AGM.

c) PL and JP updated the Committee as to the planned promotion of the **Neighbourhood Plan** Survey to get a consensus from the village residents as to what is important to them. The Committee agreed to have the residents emailed an invitation to participate in the survey. This will need to come from WERC on behalf of the Forum so as to reassure the residents their emails have not been misused. The email will require an unsubscribe – as per GDPR. The aim is for this to be issued in January 2020.

d) The financial contribution (£1k) from the WRA towards the office, collection and administration of the WRA subscription was discussed and it was agreed on a majority vote 4-2 that the arrangement should remain.

7. WENTWORTH CLUB MATTERS

a) Post PGA Tournament – Any Comments

The overall comment was the recent PGA Tournament held for the first time in September was a success. Whilst the Charity event was also considered a success JP confirmed a complaint from a resident regarding the noise level and lateness (after midnight) of the Rod Stewart concert. This will be taken up with the PGA.

b) Other Matters – Wentworth Drive & Robinswood

The upkeep of **Wentworth Drive** by the Club (an agreement dating from 1997) remains wholly unsatisfactory. The Club have verbally stated they intend resurfacing the road from the Clubhouse to the A30. It is budgeted from 2020, which the remaining section from Clubhouse to Wellington Avenue for 2021. The specification must be agreed and it is an option an independent consultant will be appointed by WERC to oversee the works.

The owner of **Robinswood** is still pursuing the purchase of the land from the Club to the rear by the Tennis and Health Club.

8. ANY OTHER BUSINESS

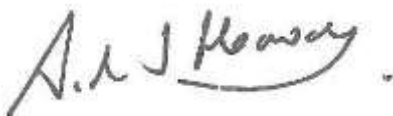
a) Resident Dispute

Since the last meeting the Committee's lawyers had issued a mediation letter but on agreed terms, to date a response has not been received.

DATE OF NEXT MEETING(s) Next meeting tbc*

- Note the next Committee Planning meeting 16th December starts at 4pm

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7.45pm



Aidan Heavey
Chairman WERC

19th November 2019