



# Longbarn Residents Association

**Working together for our Community**

**Representing** Anderson Close, Blackburne Close, Burnet Close, Carpenter Grove, Church Drive, Fallowfield Grove, Guildford Close, Peasley Close, Oxmead Close, Duckworth Grove, Freshfields Drive, Lovage Close, Pasture Lane, Mullion Grove, Mayberry Grove, Saffron Close, Sage Close, Sorrel Close, Station Road South and West View.

## **MINUTES OF MEETING HELD 22 February 2018 AT 7.30pm AT PADGATE VILLAGE CLUB**

**IN ATTENDANCE (49):** Adams, Pat & Dave Allen, Raj Asani, Kay Bohm, Pauline & Jack Buonanducci, Sid & Marjorie Charlton, Bob & Pat Colquhoun, Lynn Colter-Howard, Keith Dixon, Graham Eddy, Colin & Shirley Edmondson, Ken Griffiths, Vinny & Paul Harrison, John Hill, David Humphries, Howard Klein, Dermott & Linda Lappin, Clem Lawton, Sue & Bob McLaughlin, John & Janet Melia, Chris Merritt, Bob Millington, Tony Murphy, Dr Michael Murphy, Geoff & Wendy Orange, David Pearson, Chris & Ray Shovelton, Brian Swan, Andrew Thomson, Gary Wells, Ron & Sheila Westwood, Neil Williams, Geoff Whitmore, Alma Hannon, Tony & Linda Murphy.

**APOLOGIES (6):** Peter Bower, Martin Colwell, Rosa Dale, Barbara Edmondson, Jim Smith, Pat Taylor

**GUESTS:** Paula Underwood, Helen Reddington, Nick Stevenson, Melanie Owens (Torus)  
Jane Stanton (Greencore Foods)

**COUNCILLORS:** Graham, Friend, Diana Bennett.

### **INTRODUCTION**

1. Geoff Orange (GO) welcomed everybody to the meeting.

### **MINUTES OF PREVIOUS MEETING**

2. Minutes of the meeting held 11 January 2018 (available on the LRA website) were agreed. Matters arising were included as agenda items for this meeting.

### **RESIGNATION**

3. With regret GO advised members that Lynn Colter-Howard has resigned from the Committee. Bob McLaughlin is our new Vice Chairman. Pauline Buonanducci is our new Trustee, & the Charity Commission has been advised.

### **SPEAKER ~ JANE STANTON (General Manager at GREENCORE)**

4. Jane explained the new design of the factory, including steps taken to reduce noise pollution, & the odour abatement plan (with an outside company appointed to monitor the

position during March & April). Jane answered a variety of questions from the floor, & was roundly thanked for coming along to explain the site improvements.

**SPEAKERS FROM TORUS ~ PAULINE UNDERWOOD (Head of Support Network), HELEN REDDINGTON (Head of Sales) & NICK STEVENSON (Development Project Manager)**

5. Work should start on the Bayleaf site shortly, with a 90 week build programme. On-site security will be present for the duration. The bowling green will be reinstated upon completion. A bistro will be included in the development, which will be available to residents throughout our community. Members agreed with the proposed name of the development ~ "Harpers Green."
6. There will be 49 apartments for sale through shared ownership. Values per the current valuation are in the region of £130,000 for a 1-bedroom apartment & £140-155,000 for a 2-bedroom apartment. Helen explained that valuations are undertaken every 6 months & are conducted in the same way as for any other residential property i.e. open market value.
7. Helen explained how shared ownership works ~ the purchaser uses capital to buy an equity share of between 25-75% (for Harpers Green, shares will start from 50%) & can buy extra shares (equity) when their circumstances allow, eventually buying 100% if they wish. Rent is charged on the equity retained by Torus ~ this is calculated at 2.75% of the retained equity. So for a property with an open market value of £140,000 & a 50% share purchase, the rent would be approximately £160 per calendar month. At first tranche sale, the rent will always reflect the value of the property at the time the sale is agreed, & then is reviewed on an annual basis. There will service charges payable in addition to rent & support/care charges where relevant.
8. Helen explained the criteria for purchasers of extra care shared ownership ~ they must be over 55 years of age (for couples, only one has to be over 55); they must buy the largest share that is affordable & sustainable (there is some flexibility for older purchasers to retain some capital for retirement/future care needs); & they must not own another home (if they do, this must be sold simultaneously with the purchase of the new home).
9. Helen explained that there will be a dedicated sales negotiator, Jackie Martin, who will be available to offer advice & support to interested purchasers. It is expected that there will be a sales cabin on the site towards the end of March

**POLICE REPORT**

10. In our PCSO's absence, GO read out the Police report.

**MINUTES OF MEETING HELD 11 JANUARY 2018**

11. Minutes are available on our LRA website.

**TREASURER'S REPORT**

12. Dermott Lappin reported that our accounts for year ending 30 January have been audited, with no discrepancies. An Audit Certificate has been sent to The Charity Commission. With our accounts in good order, we are able to deliver our 2018 plans for the community with known commitments budgeted for.

## **UPDATE ON PROVISION OF PLAY AREA IN FALLOWFIELD GROVE**

13. The transfer of land between WBC & Muir Group has been agreed, at no cost to Muir. Both parties will share legal fees. A meeting has been held with the equipment provider & costings are awaited. Our efforts will now focus on sourcing funding for the project (c£50K).

## **MEETING WITH NATIONAL CRIME AGENCY (NCA) & UPDATE ON PROVISION OF PARKING RESTRICTIONS ON HARPERS ROAD**

14. Paul Adams outlined our achievements so far ~

- Won support of MP, WBC (local councilors & Traffic Management Team), Director General of NCA, Police (including Sgt. Ruth Atherton appointed specifically to take charge of the problem, & Constabulary Roads Support Team), with regular patrolling of the area
- Police will undertake enforcement action for any vehicles parked in such a way as to obstruct the highway/cause danger to other road users (& tickets have been issued)
- Double yellow lines to be introduced imminently along Harpers Road from traffic island down to Pasture Lane junction (anticipate completion by end of March 2018) ~ AND THEN gather evidence of any overspill parking in adjacent side roads
- Potential to develop agreement with NCA for parking on residents' drives ~ for a fee!

15. He went on to explain action being taken by NCA in an effort to ease the problem ~

- Conducted a formal survey of employee's postcodes in attempt to map travel-to-work issues
- Operational vehicles park at other NCA sites
- Allowing double parking on-site
- Car Share Scheme in operation (including provision whereby 4 cars arrive at JTF, 3 park & passengers travel to NCA in 4<sup>th</sup> car)
- Encourage parking at commercial car parks in Warrington
- Explored additional car parking space with local businesses, Jubilee Park, churches, Kingsland Grange
- Cycle to Work Scheme
- Employee intranet site promotes the variety of 'non-car' options
- Assessed option to build 2-storey car park on-site (but too expensive)
- On-site review being conducted by contractor with a view to re-marking parking bays
- Exploring availability of additional land near University, plus land adjacent to motorway, for car parking purposes (outcome anticipated in 8 weeks-ish)

16. A further meeting will be held with NCA in 8 weeks' time, by which time we should be able to assess the impact of double yellow lines having been laid, & discuss NCA progress in obtaining additional land for car parking.

## **SOCIAL ACTIVITIES**

17. Dates for diaries are ~

18 March	Coach trip to Llangollen (leaving at 8.30am)
27 May	Coach trip to Liverpool for 'Tall Ships' & 'Terracotta Warriors' (leaving at 9.30am)
2 June	Community Fun Day (starts at noon) <b>PLEASE NOTE</b> ~ Donations of bottles & tins for our Tombola Stall gratefully received, please

## **UPDATE FROM FRIENDS OF PADGATE STATION**

18. Bob McLaughlin outlined progress, including that the station building will be refurbished & rented out to local businesses. A site survey is pending. Upon completion a celebratory buffet will be provided at Padgate Village Club.

## **AFTERNOON TEAS**

19. Next event will be held 2 March (dates available on our website). Gary Wells offered his employer as a sponsor for an afternoon Tea. With thanks, Gary was referred to Dermott to make it happen.

## **SEDENTARY EXERCISE CLASSES**

20. Next event will be held 23 February at 2pm.

## **AOB**

1. There was no other business. The meeting closed at 9.20pm. Next meeting scheduled for 5 April at Padgate Village Club, commencing 7.30pm
2. The meeting closed at 9.25pm.