



MINUTES OF TPERA AGM MEETING held on 23/05/2022 at Thame Bowls/Tennis Club at 7pm

Attendees:

Committee Members: Ken Bennell, Helen Jones, Sarah Peplow, Mark Broun, Pauline McBride

Residents: Chris Bennell, Melvyn Warner, Paul Howkins, Linda Howkins, Sue Martin, Paul Martin, John (Hode Garth), Mandy (Hode Garth), Phil Wiffin, Alston Wiffin, Sarah Broun, Georgia Broun.

AGENDA ITEMS

1 -Welcome and Introductions:

All residents were individually welcomed and handed copies of the AGM presentation deck enclosed.

Mark formally thanked all residents for attending the AGM and each of the current committee members introduced themselves.

2 -Chairman's Report

A) Activities and Achievements.

Mark explained how, when, and why TPERA had been formed and outlined the activities undertaken and achievements that TPERA had made in the last year.

The main activities and achievements are noted within the AGM deck enclosed and are also detailed on the TPERA website.

In response to TPERA dealings with Bellway Phil Wiffen said he had contacted Hannah at Bellway with the idea that residents adopt a tree after planting with a view to watering their adopted tree instead of them being left to die. Although he was told this was a good idea, nothing further happened.

It was suggested that perhaps TPERA could advertise and ask for volunteers to adopt a tree via the residents facebook page.

ACTION Pauline will add this item to the agenda for the next TPERA committee meeting.

Mark emphasised the attempt by TPERA to encourage volunteers for the speedwatch initiative. TPERA had engaged with Thames Valley Police and were liaising with the

speedwatch officer. Guns had been issued but TPERA had to return them as only 2 residents had come forward to volunteer.

During the speedwatch and speeding discussions TPERA informed residents of Thame Town councils recent plan for 20 mph speed limits for all of Thame. The initiative had been agreed by Thame Town Council and was now passed on to Oxfordshire County Council for consideration. Whilst the committee did not know if this initiative included Wenman Road, they were able to confirm that Thame Park Estates had been specifically mentioned as included.

B) TPERA Remit

Mark reminded all attendees of the remit of TPERA and re-emphasised that the association is all inclusive and represents all Thame Park Estates residents. It was discussed that some residents had TPERA confused with the estates management companies and that others seemed to think TPERA was only acting on behalf of house owners as opposed to house tenants.

The remit of TPERA is:

To encourage the community to improve their wellbeing and make them more effective.

To build up good relationships with Thame Town Council and other businesses on the periphery of our estates that may have an impact on our wellbeing.

To identify any planning applications on the periphery of our estates and ensure residents are represented.

C) Constitution Changes (review and agreement).

Mark outlined the constitutional change suggested which changes the wording on the auditing requirements of the TPERA annual accounts. It means that where turnover is under £5000 then a formal, professional, paid for audit is not required but that an independent resident will have full access to the accounts, financial transactions and documents in order to review, check and sign off.

It was discussed that the transactions are minimal with just one grant and 3 items of expenditure and so it would make no financial sense to pay for auditor of this tiny amount in both value and volume.

This was agreed with no objections.

ACTION Mark will amend the TPERA constitution document.

3 -Treasurers Report

Ken presented and explained the financial report which is contained within the deck enclosed.

As discussed above there was a start-up grant provided by Thame Town Council of £508.

Out of this TPERA had spent only on the printing of 2 lots of resident leaflets which were distributed to every household on the estates. In addition, there was a provision for the cost of hiring the bowls club for this AGM.

There was discussion that TPERA expected a very similar number and value of transactions next year and so there is currently no need to raise other funds,

4 - Resignation and Election of Committee Members.

Mark explained that TPERA had canvassed residents to ask for volunteers for the committee. This had been done both via the latest newsletter on 1st May and on the residents facebook page. In addition, a follow up post was made to remind residents of the deadline to put

themselves forward for nomination. It was made very clear that although the current committee members were willing to stand again for election, they would be very pleased and would welcome new members from any resident.

Since there were no volunteers, the current TPERA committee were designated to be automatically re-elected.

5 - AOB

Phil Wiffin talked about the wildflower meadow which sits on top of the fuel pipeline. Phil has been tending to this and adding seeds and the attendees expressed their gratitude for this. There is a problem with weeds, specifically 'bristly tongue'. Ideally Phil is hoping for volunteers to assist with weeding. This would need maybe 5 or 6 people to weed every two weeks between March and September.

It was discussed that perhaps TPERA could ask for volunteers via the residents facebook page.

ACTION Pauline will add this item to the agenda for the next TPERA committee meeting.

A question arose on the current status of the allotments and whether there would be gates into the area. Helen explained that South Oxfordshire District Council are currently trying to hand the allotments over to Thame Town Council.

ACTION Helen will write to Mr Gillooly (Bellway Director of Operations) to find out how this is progressing.

It was discussed that TPERA will be further engaging with Thame Town Council as the neighbourhood plan (TNP2) will soon be coming up.

There was a question on speeding and the possibility of flashing speed signs being installed. Pauline summarised all the work that had previously been undertaken by TPERA to try to obtain these. She explained that it had not been possible at the time but that now the TTC 20mph proposal has been passed on to Oxfordshire District Council, we will wait to see if this is agreed.

A question on the problem with people leaving dog mess around the estate was brought up and whether reminder signs would be a good idea. Pauline explained that this exact issue had been discussed at the latest TPERA committee meeting and an action had already been noted at that meeting. Helen is already tasked with writing to Thame Town Council to ask if they provide such signs and if so, can we have some. If they do not provide them then we are also asking whether we are allowed to obtain them on behalf of the residents and if we are allowed to put them up around the estates.

Appreciation and thanks to the TPERA committee was expressed by attendees and this was received and greatly appreciated by the volunteer committee members.

6 - NEXT MEETING

AGM Will be scheduled for May / June 2023. Details will be confirmed to residents nearer the time.

Welcome –
AGM 23rd
May 2022



Agenda

- 1 - Welcome and introductions.
- 2 - Chairman's Report.
 - Activities & Achievements
 - Remit of the RA
 - Constitution changes reviewed and agreed
- 3 - Treasurer's Report
- 4 - Resignation and Election of Committee Members.
 - Election of committee members
- 5 - AOB
 - Resident feedback
 - Focus items for the next period

TPERA

- We held 14 Committee Meetings.
- 1 AGM May 2021.
- We have created and are maintaining a Website.
- There were 2 leaflet drops to all residents.
- We held an Onsite meeting with Thame Green Living.



Bellway

- We contacted Bellway to advise residents felt misrepresented regarding reserve site C.
- Bellway submitted 2 charitable donations as a result of this.
- Helen & Douglas House Hospice & Thame Green Living.

Chairman Report Activities & Achievements 2021 - 22

Burial Plot (South of Taylor Wimpey)

- We obtained a map of the site before official planning submitted and shared with residents.
- We reached out to the TTC Working group to ensure we are engaged when the plan is submitted.

Business Relations

- ✓ We were in contact with Invictus Gym to resolve parking issues.
- ✓ We asked 2 companies to remove 'A-signs' from estate verges.
- ✓ We asked Ludgate's to change their lighting angle.
- ✓ We contacted Ludgate's to influence night time operations.
- ✓ We thanked Howdens for being mindful to residents.



Thame Town Council (TTC)

- ❑ We obtained a start-up grant to pay for 1st year activity (Leaflet Drops, AGM venue hire etc).
- ❑ Thame Neighbourhood Plan 2 - We attended all TTC meetings and consultations.
- ❑ Thame Neighbourhood Plan 2 - We encouraged all the residents to take part.
- ❑ Thame Neighbourhood Plan 2 - We suggested lorry park facilities are included.

Reserve Site C (Adjacent to Bellway)

- ❖ We ensured all residents were aware of the implications.
- ❖ We encouraged all residents to participate in consultation.
- ❖ We sent multiple objection letters inc. photo evidence from residents to the planning officer at SODC.
- ❖ We SECURED agreement that construction traffic will have its own entrance.
- ❖ We SECURED agreement that agricultural access will have a consistent path through the estate.

Remit of the Residents Association

- 1 – All inclusive, Resident means living on the estate no matter what their 'Home owner' status.
- 2 – To encourage the community to improve their wellbeing and make them more effective.
- 3 – To build up good relationships with Thame Town Council and other businesses on the periphery of our estates that may have an impact on our wellbeing.
- 4 – Identify any planning applications that occur on the periphery of the estates and ensure residents are represented.
- 5 – TPERA does NOT have a relationship with Bellway & Trinity. This relationship will be managed by a separate committee yet to be created.



Constitution Changes

2. The accounts will be audited at least once a year. If turnover is less than £5000, then the audit will be carried out using an independent member of the estates who will have full access to the accounts to verify the treasurers report. If turnover is over £5000, then TPERA will pay for a professional audit to be completed and presented at the AGM.
3. The treasurer will present an audited statement of accounts for the last year to the AGM.

Election of committee members

- Canvassed ALL residents for election for new committee members via leaflets produced and distributed by TPERA by 1st May 2022 (3 weeks notice)
- All current committee members agreed to stand for re-election, but were also keen to see new members.
- Reminder placed on Facebook on the 13th May reminding volunteers to come forward by Sunday 15th May.
- No responses received.

Chair - Mark Broun

Secretary - Pauline McBride

Treasurer - Ken Bennell

External Communications Officer - Helen Jones

Membership Communications Officer - Sarah Peplow

A.O.B

- Residents Feedback
- Focus items for the next period
- Resident Phil Wiffen - Wildflowers

