



# BROOKVALE

RESIDENTS ASSOCIATION PLANNING MEETING

2 DECEMBER 2024

## ABOUT US

Ten residents from the Brookvale Bellway Estate have shown interest in taking an active role in forming a committee to represent the whole estate and take responsibility for ensuring Bellway complete the outstanding work and that the Estate is managed in a cost-effective, fair & beneficial way going forward.



# THE FOUNDER MEMBERS' OBJECTIVES



## UNPACK

Understand the current position with Bellway & Trinity by discussing concerns that residents have already raised on Whats App & Facebook.



## OPTIONS

Understand how what we have now works, seek alternative solutions to our current position and gain knowledge from other local Estates.



## PLANS

Discuss what we think would work for our community and what we would be open to doing and how we might approach it.



## BUY IN

Present our findings to the other Residents, see if they would agree with our plans and if they would want to join us in taking action.





## WHERE ARE WE AT

### MAIN CONTRACTOR

Bellway have left much of the estate unfinished and the Residents are angry at how we are being treated by them.

### SOCIAL MATTERS

Residents have raised concerns about Estate matters like parking, bins, landscaping to name but a few.

### MANAGEMENT COMPANY

Concerns about what Trinity are doing for the money they charge and how they interact with the residents.

### NEW DEVELOPMENTS

We aren't sure how the new care home and additional housing will affect our existing infrastructure and how it will be integrated within our estate.

## OPTIONS TO IMPROVE THE CURRENT SITUATION

1

### PRESSURE BELLWAY

Hold them accountable  
to bring the estate to  
practical completion

2

### ENGAGE TRINITY

Get what we want,  
negotiate the fees  
and take a stand

3

### SELF MANAGE

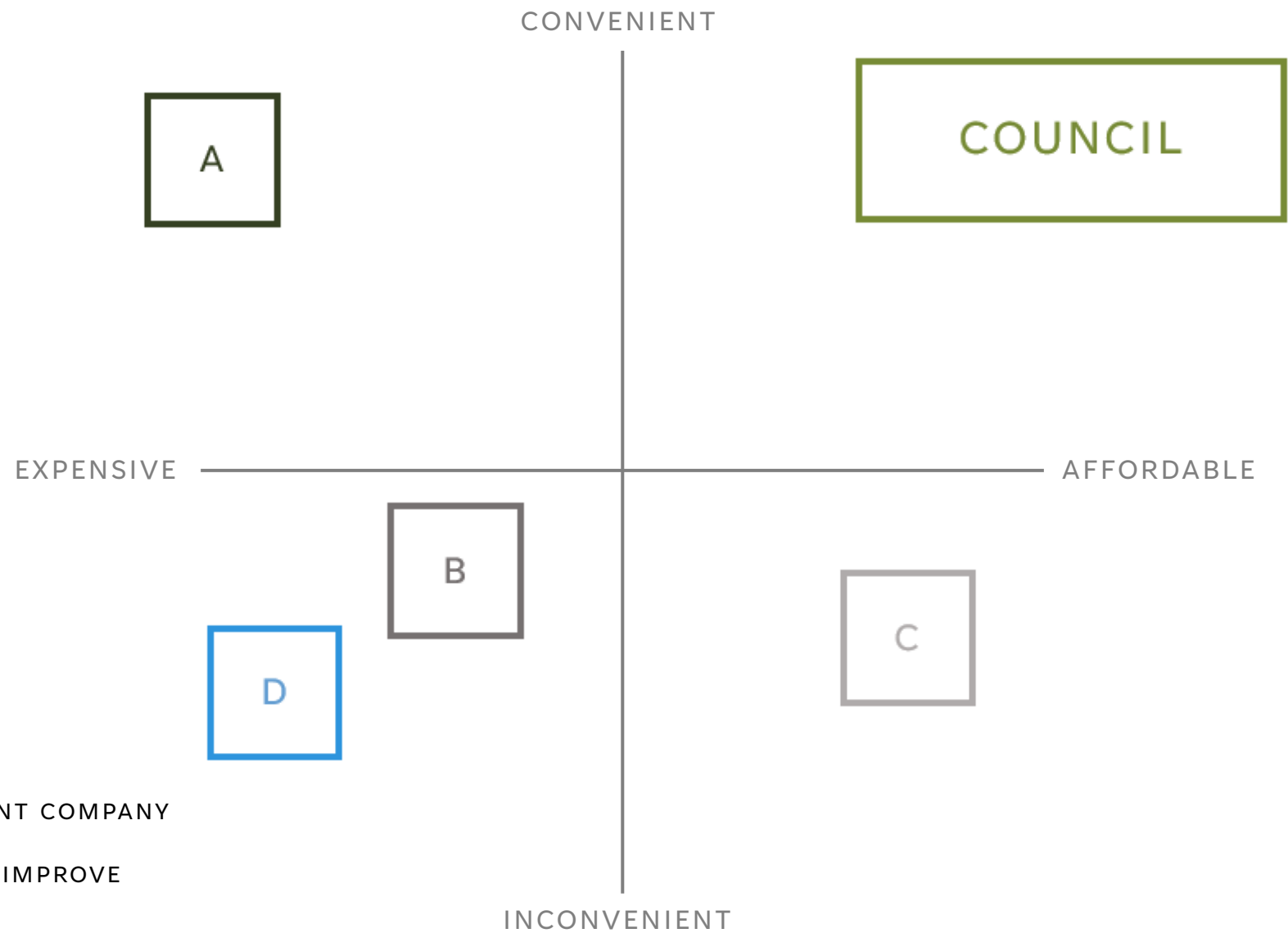
Choose our own  
management company  
or do it ourselves.

4

### COUNCIL ADOPT

Engage the Council  
with a view to them  
Adopting the estate

# OUR OPTIONS



- A: DO NOTHING
- B: RESIDENT SELECTED ESTATE MANAGEMENT COMPANY
- C: COMMITTEE RUNS THE ESTATE
- D: KEEP TRINITY BUT RE-ENGAGE THEM TO IMPROVE SERVICE:





## WHAT WOULD WE DO

### COUNCIL ADOPTED

The existing committee feels that the best choice would be to get Bellway to finish the estate and request that the Council adopts the estate.

### PROS

No more service charge!

### CONS

We would have less control over how the estate would run

Timescales unknown at this time.



## THE NEXT BEST THING

We take control and manage the estate ourselves.

We choose our own Estate Management Company to run it how we want it run or, if there is suitable expertise on the estate, we manage it ourselves.



A landscape photograph of rolling green hills and fields under a cloudy sky. A yellow rectangular box is centered in the image, containing the text "SO DO WE WANT TO DO IT?".

SO DO WE  
WANT TO DO  
IT?

IF IT'S A  
YES

## WE FORM AN OFFICIAL RECOGNISED COMMITTEE

For the Residents Association to be able to take action and act on behalf of the property owners on the estate it would need to be a “Recognised” body.

**In order to achieve this - the following criteria must be met:**

### THE RESIDENTS MUST AGREE

A minimum of 60% of the property owners on the estate must agree that they would like a Recognised Residents Association to act for them

### THE INTENTIONS MUST BE RIGHT

The intention of the Residents Association must be fair & democratic. Rules, limitations and objectives will be required.

### THE EXECUTIVE COMMITTEE WILL BE SELECTED

Residents who are interested in joining the committee will make themselves known and those who may wish to take an executive role will volunteer for such positions

# EXECUTIVE COMMITTEE REQUIRED

## CHAIRPERSON



Provide leadership, plan, call and chair meetings and ensure the committee works well together. The chair will ensure the RA keeps to its aims.

## VICE CHAIR



Assist and support the Chairperson with their responsibilities and to deputise for them if they are unavailable.

## TREASURER



Oversees any monies collected. Pays bills and keep accurate records. Carries out financial planning, reporting and statements. Agrees expenditure.

## SECRETARY



Responsible for administration and communication. Sets agendas, takes & distributes meeting minutes. Writes letters.



## OTHER COMMITTEE MEMBERS NEEDED

Attend & Contribute  
to meetings

Obtain & represent the  
views of the members

Volunteer and help with  
RA duties

Support the committee &  
accept majority decisions



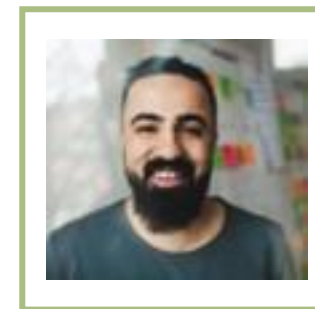
WREN GROVE  
Representative



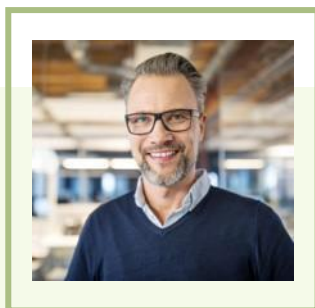
SWORD LANE  
Representative



GOLD STREET  
Representative



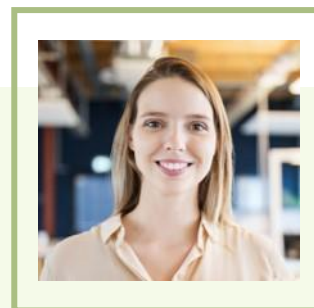
JUNO LANE  
Representative



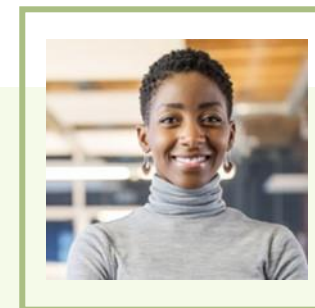
NORMANDY WAY  
Representative



NORMANDY WAY  
Representative



ADMIRALITY CRES  
Representative



ADMIRALITY CRES  
Representative

# GETTING STARTED

## Official Documents to be drafted

### THE RULES

The existing committee will draft a suggested constitution to set the rules & aims of the Residents Association, the proposed documents will be shared on the website and available for comment.

There will be a consultation period of at least one month, to allow for comments and amendments. During this time the existing committee will establish contact with the estate residents and, if at least 60% of the estate agrees that the Residents Association should be Recognised, the process will begin.



## WHAT CAN YOU DO

### SPEAK UP

Review the website and have your say on the draft constitution.

### VOTE

Confirm if you vote in favour of forming a Recognised Residents Association.

### ACT

Apply for one the executive committee or supporting roles.







## WHAT WILL HAPPEN

### 19 JANUARY 2025

The existing Residents Association will confirm on the Brookvale Residents Association website if the required 60% of the estate have voted in favour of the Residents Association being formed.

If it's a Yes, a date for the first Annual General Meeting will be set for late January 2025.

### FIRST ANNUAL GENERAL MEETING

If the residents vote in favour of a recognised residents association a date for the AGM will be set.

The constitution will be finalised, signed and the Executive Board will be selected and the Residents Association will begin its work.

## CONNECT WITH US



FACEBOOK

JOIN THE FACEBOOK  
PAGE



WHATS APP

JOIN THE ESTATE  
WHATS APP GROUP



WEBSITE

CONTACT US USING  
THE WEBSITE



MAIL

EMAIL OR  
WRITE TO US

THANK YOU

Email:

[admin@brookvaleresidentsassociation.co.uk](mailto:admin@brookvaleresidentsassociation.co.uk)

Website:

[www.brookvaleresidentsassociation.co.uk](http://www.brookvaleresidentsassociation.co.uk)

Write:

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