

West Cliff House Owners' Association

Newsletter July 2024

2024 AGM

The 2024 AGM was reasonably well attended – thank you to everyone who came and expressed their views and their support.

Owners of 33 properties came to the meeting, two attended via Zoom, three had given their proxy vote to the chair and six had expressed their voting preferences and asked a committee member to vote on their behalf.

The following resolutions were agreed at the meeting:

- The subscription fee for 2024-25 would be £125.
- Tony Wakeling was elected as auditor and has audited the 2023-24 accounts.
- A new rulebook was agreed.
- A new committee was elected. The committee for 2024-25 is:

Name	Current position
Nigel Mawditt	Chair & road rep for the four Cliff Walks
Chris Barette	Treasurer & road rep for West Walk
Chris Leigh	Secretary & road rep for Hill Rise and Hill Close
Lindsey Blair	Committee member
John Gaylard	Committee member & road rep for Meadway and West Cliff Road
Neil Grimstone	Committee member & road rep for Brit View Road
Vacancy	Committee member
Norman Nunn	Co-opted member overseeing road maintenance

Work of the committee

The committee works hard to help make sure the estate runs smoothly and that it is kept in a safe and presentable condition. As volunteers we have a limited amount of time that we can spend on 'estate business' but we try to deal with issues and queries as they arise. Here is a summary of some of things we do:

We arrange for drains and gullies to be flushed through and cleaned regularly. The next clean is due later this month. We have had the section of drain between 4 and 14 West Walk inspected by camera. We think this section might be showing signs of aging and are arranging for further investigative work. This will be done following the clean.

We worked with Wessex Water to help plan their water mains replacements and to make sure roads, verges and signage have been made good.

We supported owners to submit a response to the DMMOs and are waiting for a response from Dorset Council.

We continue to respond to legal requests for information during conveyancing and to requests for wayleaves/easements and other works related to works being undertaken by owners or by utility companies.

In addition to overseeing the 2024 AGM, the committee has finalised the new rulebook. An electronic copy will be sent to members and will be available to download from the website <https://www.westcliffestate.co.uk/>. If you would like a hard copy, please contact the secretary mail@westcliffestate.co.uk to arrange to collect one.

Estate maintenance

As discussed at the AGM, we are working on a long-term estate maintenance plan including roads, verges and drains.

In addition to having the drains inspected and cleared, the following work is being planned:

Gates to the esplanade – the post to which the large gate is hooked when open has rotted and it is no longer possible to hold the gate open. We are looking at options for the best way to hold the gate open.

Water run-off – both Meadway and 3rd Cliff Walk experience large quantities of water running down the roads when it rains. From 3rd Cliff Walk this also runs down West Walk. These areas are very slippery when it freezes. We are planning to install road drains to carry the water into the main gullies on each road. We will be seeking advice from our road maintenance contractor on the best way to deal with run-off. Once we have a plan and timetable for works, we will write to everyone concerned with details.

We know there are some big expenses on the horizon and we need to build up a reserve fund so that we are not 'hit' by large, unexpected bills. More details are in the AGM minutes. We are hoping to have a costed plan ready for the 2025 AGM – if you have any thoughts on priorities we would really love to hear from you.

Subscriptions

If you have already paid your subscription for 2024-25 a big thank you. If you haven't, a quick reminder that they are now due. Your subscriptions are vital to enabling us to undertake maintenance and repairs on the estate. The cost is £125 and can be paid:

By Bank Transfer – the account details are:

o Account name: WEST CLIFF HOUSEOWNERS ASSOCIATION

- o Sort Code: 40-13-28
- o Account Number: 51381296
- o Reference: Your house name/number and road

For confirmation of your payment, email Chris Barette and let him know that you have made a bank transfer christopher.barette@gmail.com.

By cheque payable to 'WCHOA' and delivered to Chris Barette at 14 West Walk.

In exceptional circumstances you can pay by cash but please contact Chris first.

Getting and staying connected

We now have 103 members who have signed up receive communications by email. It's saving a lot of time and is reducing both costs of printing and use of paper – so a win-win. We appreciate that not everyone has an email address and so will continue to distribute hard copies where necessary but if you are able to receive communications electronically and haven't given us your details, please email Neil Grimstone ngrimstone@brandis.co.uk and he will add you to the email distribution list. We promise to keep communications to a minimum and you can always choose to opt out and receive paper copies.

The noticeboard on the green at the top of Meadway is now the responsibility of Bridport Town Council so you should notice new information relevant to Bridport being displayed here.

Dates for your diary

The **2025 AGM will be held on Saturday 3rd May 2025** at 1.30pm at the Salt House. If there is enough interest we will arrange social time after the meeting for owners to talk to each other and the committee.

A couple of years ago we had an informal get together near the gates to the Esplanade. Those who attended enjoyed the opportunity to meet owners and neighbours and said they would like to do it again. So....we have fixed a date for another one – **Saturday 10th August 1pm -3pm**. Bring a little bit of food and something to drink and a table and chair if you think you need one. We are hoping to hold the event on the Esplanade but failing that it will be by the Esplanade gate as before. There will be signposts on the day showing you where it will be. If it is on the Esplanade please be mindful that this is a public space so be careful with any personal belongings you bring along.

Community News

This is a new feature in the newsletter. Every now and then we get requests from owners to share information with other owners so we thought we'd try out a 'community news' section.

Estate Facebook page

A Facebook page has been set up for the benefit of residents living on the West Cliff Estate. Anyone can post information as long as it is of interest or relevant to other residents. Only members can see the contents of the page. To join, you must be a resident on the estate. As a member, you can be active or quietly sit in the background and learn what's going on around you. We currently have 20 members. To access the page you'll need to have a Facebook account (which is free). Search 'West Cliff Estate, West Bay' on Facebook or follow this link: <https://www.facebook.com/groups/389715660617847> and click the 'Join Group' tab. You may be asked to confirm your name and first line of your address.

The group is independent of the WCHOA. The administrator is John May (Midsummers Eve, Third Cliff Walk) who also runs the West Bay UK Facebook page.

Redevelopment of White Wings

Full planning permission for the redevelopment of White Wings has been granted. The owners are currently tendering contracts and finalising the schedule of works with a view to starting works late summer. White Wings is on West Walk and, as one of the largest properties on the estate, this work will be of interest to a lot of people. The owners are aware of the possible impact this work may have on the estate and neighbours and will do their best to minimise disruption.

If you have something you'd like to share with other owners, send in your request to the secretary at mail@westcliffestate.co.uk. Chris will take your request to the committee and if it's agreed, we'll put your item in the next newsletter.

Remember the newsletter is only produced 2 or 3 times a year (depending on how much is going on and what the association needs to share with owners).