

West Cliff House Owners' Association

2025 AGM Minutes - Saturday 3rd May 2025 1.30pm (Haddon House)

Present:

Owners of 29 properties were present in the room, one was present on Zoom, one had given their proxy vote to a committee member and five had expressed their voting preferences prior to the meeting. The meeting was therefore quorate.

Apologies

Seven owners had sent their apologies without voting.

1. Minutes from the 2024 AGM

These were agreed.

Action: replace draft minutes with the agreed minutes on the website

2. *Committee report on Association activities*

a. Maintenance work

All drains have been flushed and the main drain outside 4 West Cliff Road has been checked with a camera. The committee can report that the drains are in good working order with no concerning cracks or deterioration. New Aco drains have been added to Meadway and are planned to be added to Third Cliff Walk on 15th May. The drains are needed to provide a drainage channel for water running off from the Third and Fourth Cliff Walk, across West Cliff Road and down through Meadway. In winter, if the water freezes, it creates a dangerous health and safety risk. The total cost of the work is expected to be in the region of £26k and will be paid for by accumulated maintenance funds. This will leave the funds somewhat depleted and so any major road re-surfacing work will take place from 2026-27.

Work planned for 2025-26 will be road surface patching and possible new road markings at the junction of Hill Rise / West Cliff Road and First Cliff Walk. It is hoped that the road markings will slow down traffic coming down the hill. If funds allow the esplanade gate will be replaced by a new Iroko wood gate.

b. Ownership of verges

At times it is difficult for the committee to know what verges belong to the estate and which ones belong to owners – the association does not have copies of all deeds. There is the Dorset Council Definitive Map which has a Land Registry overlay showing all properties and communal areas on the estate. Whilst this may not be 100% accurate the committee will be using it as a guide when issues of ownership are flagged.

West Cliff House Owners' Association

c. Easement guidelines

The committee has produced new guidelines when owners need to seek an easement from the estate – an easement is needed when one property owner needs to cross over or under land belonging to another owner. The guidelines are the WCHOA website.

d. Anti-social behaviour and parking

There have been reports of anti-social behaviour and damage to verges caused by people on electric scooters. All owners are asked to report any example of anti-social behaviour to the police. This will help ensure that Dorset Police keep the estate on their patrol radar.

Reports can be done by phoning 101 (or 999 if there is an immediate danger to life) or by making a traffic incident report on the Dorset Police website and quoting reference 55240043332.

Whilst not anti-social behaviour as such, it has been noted that increasing people are parking on West Cliff Road verges and road. Areas of particular concern are the top of Meadway and on the lower section leading to the Esplanade. We know that some of the cars belong to residents but day visitors to West Bay are also parking on the estate. Inconsiderate parking makes it difficult for vehicles to pass and tears up verges. As a result, the committee is looking into the option of employing a private parking company such as the company who manages the Old Shipyard Estate to monitor parking and issue fines when cars are parked where they shouldn't. This will be discussed with owners prior to any introduction.

One owner reported a visitor to the area parking on their drive.

Owners are asked NOT to park on estate roads and verges.

One owner raised the issue of road safety at the junction of Brit View Road and West Walk. This is a blind corner for drivers driving up onto BVR and is a safety concern for pedestrians who often walk in the middle of the road as there is no pavement on one side. It was noted that the number of people walking through the estate could increase if the DMMOs are successful. The committee agreed to look into this and whether signage could help.

e. Planned costed maintenance programme

The committee has put together a costed and prioritised 15-year estate maintenance plan – a summary of which was included with the paperwork for the meeting. The plan will be reviewed and updated year by year and will be used to set subscription fees going forward.

f. DMMOs

West Cliff House Owners' Association

The chair reported that Dorset Council has ruled in favour of both the DMMO applications. However, if there are any objections, the Council will have to refer the DMMOs to the appeal process. The trustees will be objecting and encouraged all owners to respond collectively and individually.

We are still waiting for the Council to formally publish the orders (expected in May) and then there will be six weeks to put forward any objections. Objections will need to be based on the accuracy (or otherwise) of the evidence put forward by the Council and the extent to which the estate landowners can prove that they had no intention of ever allowing public access through the estate. The reports produced by the Council imply that we have not been forceful enough in our signage and that there should have been more gates and gates should have been locked.

We have asked for hard copies of the reports which are about 200 pages long but the Council has said it is not willing to provide these. We will be challenging their stand on this but owners were encouraged to request hard copies individually as the Council has said it will consider requests from people with protected characteristics – these include having a disability.

One owner pointed out that T589 includes the “sealed” 1989 Definitive Map showing a bridleway running down the middle of BVR which, in his view, is factual evidence that a bridleway exists. There was a brief discussion on the status and validity of the map with one owner refuting the above viewpoint and querying why the Council are even considering a DMMO if they are 100% convinced that a bridleway already exists. T732 which is the DMMO relating to this bridleway, for some reason, does not include this map.

3. Treasurer's Report

a. *Financial report for 2024-25*

Key points to note:

- Nine owners have not paid their subscriptions for the year.
- The cost of the Meadway Aco drains was £4k less than estimated.
- We have increased our public liability insurance from £2M to £5M and will need to consider raising this again if the DMMOs are successful.

West Cliff House Owners' Association

b. Draft budget for 2025-26

Key points to note:

- We are estimating expenditure on all non-maintenance items to be broadly the same as last year.
- Road maintenance will be in line with the estate maintenance plan.
- The costs of the Aco drains has moved from 2024-25 to 2025-26 to reflect when the work was done.
- The committee is recommending that subscriptions be raised to £137 with an early payment discount of £125 (if paid before the end of June).

c. Impact of non-payment of subs

The importance of all owners contributing towards the costs of estate maintenance was discussed and the Treasurer encouraged all owners to encourage other owners to pay. It was noted that, with the committee and the voluntary role they play in managing the estate, costs would be significantly higher as a private management company would need to be employed.

One owner queried whether we could name those people who don't pay but the committee believe that GDPR legislation would not allow this. However, it may be possible for the association to produce a list of all houses that are association members.

Action: Committee to explore whether the association can produce a list of members

d. Appointment of Auditor

Janet Hallbery was nominated to audit the accounts.

4. Election of the Committee

Chris Leigh and Chris Barrette stood down from the Committee by rotation and both offered themselves up for re-election and confirmed that all other committee members were willing to stand. Steve Hallbery and Suzanne Robinson who had been co-opted during the year are also willing to stand as permanent members.

The Committee was thanked for all their voluntary unpaid work.

West Cliff House Owners' Association

5. Summary of and voting on the resolutions

Resolution	Voting
Approve the accounts for 2024-25	Unanimous
Approve Janet Hallbery as auditor	Unanimous
Agree the maintenance levy of £137 with an early payment reduction to £125 if paid before 30 th June	Unanimous
Re-election of Chris Barette	Unanimous
Re-election of Chris Leigh	Unanimous
Election of Steve Hallbery	No votes against
Election of Suzanne Robinson	No votes against

The full committee is:

Name	Current position	Name	Current position
Nigel Mawditt	Chair	Lindsey Blair	Committee member
Chris Barette	Treasurer	Neil Grimstone	Committee member
Chris Leigh	Secretary	Suzanne Robinson	Committee member
Norman Nunn	Road maintenance	Steve Hallbery	Committee member

Diary dates

WCHOA summer social 10th August 4pm-8pm – Salt House

WCHOA Xmas social 7th December 4pm-8pm – Salt House

7th May West Bay Ward meeting with local councillor(s) – Salt House

Payment of subs

£125 if paid before 30th June 2025 / £137 if paid after 30th June 2025

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

If you would like confirmation of your payment, email Chris Barette

christopher.barette@gmail.com and let him know that you have made a bank transfer.

In exceptional circumstances you can pay by **cash or cheque** but please contact Chris first. Cheques should be made payable to 'WCHOA' and delivered to Chris Barette at 14 West Walk.