

West Cliff House Owners' Association

Newsletter December 2020

Dear House Owner

We hope this newsletter finds you all well.

Although we haven't been able to have an AGM this year, the committee has still been busy on your behalf making sure the estate is being well managed. We have become very adept at meeting via conference calls and making better use of IT.

Because we haven't been able to meet, we thought we would use this newsletter to tell you a bit about who we are, what we have been doing and how your subscriptions fees are being spent. Read on.....

The Committee

The Committee is usually elected at each AGM and comprises four officers (Chair, Vice Chair, Treasurer and Secretary) plus members who take on specialist advisory roles and act as Road Representatives. The current committee has carried over from 2019. Our new roles and responsibilities document outlines what the committee members do. (If you'd like a copy of this please ask).

Remember: all committee members are volunteers and give their time free of charge to look after the estate on your behalf.

To contact the committee email to mail@westcliffestate.co.uk

Role	Name	Roads covered
Acting Chair	Nigel Mawditt	Cliff Walks West Cliff Road from Meadway to post box
Vice Chair	Vacant	
Treasurer	Mike May	Brit View
Secretary	Chris Leigh	
Members	Colin Marley	
	Roy and Lyn Harris	Hill Rise & Hill Close West Cliff Road from esplanade to Meadway
	John Gaylard	Meadway West Walk from post box to junction
	Lindsey Blair	
	Vacancy	Road rep - section of road from the junction of Brit View & West Walk to the top of West Walk

Treasurers' Report – May 2020 – December 2020

To date we have received £7,470 income from 119 subscriptions – 11 are unpaid and are actively being chased.

We have spent a total of £6,275.73 of which:

- £5417.96 was spent on estate maintenance (grass and verge cutting, signage, fencing, road resurfacing and drain maintenance) and
- £857.77 was spent on administration (website, Dropbox data storage, legal advice and land registry maps).

Work done in 2020

Maintenance

- Cleared multiple blockages along 60m of surface water drain from 12 West Walk downstream. This required extensive investigation using cameras. All the drains are now running smoothly.
- Repairs to damaged sewerage pipe in Meadway.
- Roads on estate have been repaired.
- Replace wind damaged road sign at gate from Esplanade to West Cliff Rd
- Erect new signage onto the estate from Forty Foot Way.
- Grass verges cut regularly during the summer.
- Pathways and access routes kept clear of weeds and vegetation.
- Installed gates and signage from the cliff path and the footpath along Cowleaze Farm onto the estate to help protect our footpaths and roads.

Other work done

- Historical documents dating back to the 1960s scanned and uploaded onto Dropbox. Huge thank you to Roy Harris for an amazing piece of work.
- New website fully operational.
- Co-ordinated a coronavirus support group for vulnerable people on the estate and contributed to a Bridport-wide response.
- Attending Symondsburry Parish and Resilience Committee meetings to ensure the estate has a voice in parish issues.

Covid Support

To help people on the estate who are shielding from Covid-19 we have set up a West Cliff coronavirus support group. If you think we might be able to help contact your West Cliff area support coordinator or email mail@westcliffestate.co.uk :

West Walk (upper)	Kevin Ivory	07730 048750
West Walk (lower)	John Gaylard	07752 054118
Brit View	Mike May	07786 034157
Cliff Walks	Nigel Mawditt	07798 844627
Hill Rise & Hill Close	Lyn Harris	07789 086736
Meadway	Chris Leigh	07590 556653

Your subscriptions

We ask each house owner to pay an annual subscription of £75. This money is used to cover the costs of maintaining roads, surface drains, side paths and grass verges. Without your subscriptions we cannot pay for work to be done on the estate and, over time, the estate will deteriorate. It is therefore really disappointing that a small number of houses do not pay. This means we have less money to spend on the estate.

It is important for all house owners to realise that when they sell their house, they may be asked to declare whether or not they owe any money to the estate – if they have unpaid subscriptions and/or unpaid bills for contributions to works undertaken this may hinder their sale.

Access onto the estate

In 1961 when the top part of the estate was being built, Dorset Council put a 'stopping order' on the footpath and bridlepath from Eype to West Bay. This stopping order was never removed and the Council is seeking to restore the bridleway. Unfortunately the original bridleway was built over by the, then, estate developers and so Dorset Council is seeking to relocate part of the bridleway down Brit View Road and along West Walk.

We have been in communication with Dorset Council, who promised us that no changes would be made without proper consultation with those affected. However, new signage has been put up along the route from Eype directing people into West Bay through the estate. We are hoping to meet Dorset Council early 2021 to discuss this issue with them.

Over the summer we have had reports of increased use of roads through the estate from the bridleway and footpaths and increased levels of dog fouling and litter on driveways and verges.

The committee is very concerned that the recent damage to the cliff path, the works being done on Donkey Lane and new signage along footpaths could lead to a significant increase in the number of pedestrians using the estate to get to/from West Bay/Eype. This will mean more wear and tear on our footpaths and roads. (Remember as an owner you pay towards the upkeep).

We are in touch with Dorset Council about these issues and are planning to meet them early 2021.

In the meantime we have erected gates from the cliff paths and the footpath alongside Cowleaze Farm to remind people that this is a private estate. The gates are not locked and therefore do not stop people from coming onto the estate but we hope they will encourage people to treat the estate with respect.

Other information

The number of delivery vans, lorries and other vehicles driving up and down the estate is increasing. Many of us are having or have had building works done. West Cliff Farm will be starting building works soon and it is likely that site access for trucks delivering building materials will be through the estate. All of this puts pressure on our road surfaces.

We have erected a 7.5T weight-limit sign at the entrance to the estate to try to discourage heavy vehicles coming onto the estate.

Where you can, please ask delivery companies to use small vehicles where possible.

We are also asking you to keep an eye on how our estate is being used by pedestrians, cyclists, delivery vans, lorries and other vehicles. If you see any damage being done or have any concerns about traffic on the estate please report it to your road rep. If you can take a photo please do so.

Additional flood defence work started along the riverbank at Park Dean w/c 30th November. We have been assured by Dorset Coastal Forum that works' vehicles will not need access onto West Cliff.

The WCHOA shares the notice board at the junction of Meadway and West Walks with the Parish Council. We plan to make better use of this noticeboard in between newsletters to keep you updated with things that are happening on and around the estate.

We hope you all have a very merry Christmas and wish you all the very best for 2021 when we hope to see you at an AGM in early Spring.

Until then remember this is your estate – please look after it and please help us by paying your subscriptions. Keep well and stay safe.

Warmest wishes

WCHOA Committee