

West Cliff House Owners' Association

Newsletter April 2020

Dear House Owner,

In normal circumstances, at this time of the year, the committee would be publishing the date for the 2020 AGM. However, this year, because of the outbreak of Coronavirus COVID-19, nothing is normal and you won't be surprised to read that, unfortunately, the AGM has been postponed until it is deemed safe to hold public meetings again.

So, in the meantime, here is an update of how the committee has been working hard on behalf of fellow residents throughout the past year. In spite of health and family issues and bereavements, members of the committee have given their time voluntarily to organise road repairs, general maintenance, signage improvements, surface water sewer clearance and updates to the new website, as well as conducting research and communications to support all households in the Association.

A great deal of effort and considerable cost has been expended to resolve a significant surface water drainage problem on lower West Walk. Since September 2019, during periods of heavy rain, two properties have again experienced flooding, causing great anxiety and understandable frustration for the residents. Wessex Water are unable to assume responsibility for the surface water sewers but, as noted in the 2019 AGM minutes, their survey identified a blockage which was removed, but did not completely resolve the problem. Whilst acknowledging that the section of surface water sewer with the blockage is not actually owned by the West Cliff House Owners Association the committee voluntarily recommended that a further section of the surface water sewers should be jet blasted to remove other potential blockages. Dynorod was subsequently commissioned to conduct a further camera survey of the surface water sewer and, based on the evidence, carried out work to bore through the surface water sewer to clear it. Their equipment proved inadequate, the surface water sewer was still only partially cleared and the risk of flooding continued. Dynorod committed to secure a more robust machine to complete the task but, after an unreasonable delay and ever-increasing frustration, an alternative company, Prodrainage was engaged in February this year to conduct another CCTV survey. They returned at the beginning of March to successfully blast the drain clear and remove numerous bucket loads of concrete sludge.

To avoid future problems, the committee asks all residents to please ensure that when any building work is carried out, no waste material is washed into the road gullies.

New signage has been erected to replace the previous old sign at the entrance to the estate from Forty Foot Way, clearly showing that this is a private estate and no unauthorised parking is permitted.

A new post has also been erected to replace the corroded one that broke at the end of West Cliff Road at the entrance from The Esplanade.

The committee is now arranging for further signage to advise that the roads are narrow and unsuitable for HGVs. It is hoped that this will deter large lorries coming onto the estate, sometimes just to turn around, causing serious damage to verges.

To help protect the verges from further damage, the committee asks all residents to check the size of vehicles delivering goods to their homes and please advise suppliers that the roads are too narrow for large vehicles.

Other maintenance work includes repairs to a pavement on Brit View Road, the path leading off Second Cliff Walk and a loose metal cover on West Walk. The grass cutting contract now includes the verges from Gull's Way to the corner of Meadway and the narrow verge at the entrance to The Esplanade. There are apparent anomalies in responsibilities for grass areas where cutting is paid for by the Association, or by residents and some areas not cut at all. These anomalies will be considered and addressed in future committee meetings.

The new website for the Association is fully operational and includes copies of AGM minutes and other useful information.

The link is: <https://www.westcliffestate.co.uk/>

It replaced the previous website www.west-cliff.co.uk which is no longer being maintained, but at the time of writing, can still be found by web search engines.

The new website includes the following link to email the committee:

mail@westcliffestate.co.uk

An automated response is generated for an incoming email, and your message is then forwarded to the committee for consideration and a full reply.

If you would like any other information added to the website, please email your request and if you notice that any work is needed to roads, pavements and land owned by the Association, or you have any concerns about anything on the estate, please send us an email.

Treasurer's Report:

As at 28th March 2020, the following subscriptions had been received for the Year 2019-2020:

Paid:	123
Unpaid:	7
Total:	130

Of the seven non-payers, three refuse to pay every year while the others relate to properties that are empty or have landlords that have yet to respond to repeated requests for the subscription.

As at 28th March, the balance in the WCHOA's account was £13,400.13

The cost of clearing the West Walk surface water drain has so far been £5,100. We await a further quote for repairing the pre-existing damage to these pipes.

We have, to hand, quotes from our contractor for future road repairs in 3rd and 4th Cliff Walk and Brit View Road for £1800.

Subscription 2020-21:

The committee is proposing to keep the maintenance fee unchanged at £75 per house for the coming year, commencing 1st May 2020, reduced to £70 if paid before the end of June 2020. It is disappointing that seven households have not yet paid their maintenance fee for 2019.

Cheques made payable to **The West Cliff House Owners' Association** should be sent to:

The Treasurer, Mike May at 15, Brit View Road, DT6 4HY.

Alternatively, payment can be made by bank transfer to the Association account:

Sort code 40-13-28, Account Number 51381296.

Please ensure that payment by either method clearly identifies your name and address.

Finally, in anticipation of these difficult times, all households received a letter, dated 11th March from Nigel Mawditt, Acting Chairman, explaining that a West Cliff community group was being set up to support vulnerable residents through the COVID-19 situation. To date, twenty-eight residents, including all committee members, have offered their support and twelve residents have registered for possible help. The remit for the support group is still evolving while needs are being

identified. The Bridport Coronavirus support group has provided a very useful list of resources available to those who are self-isolating and circulated to everyone who responded to Nigel's letter. It includes contact details for food outlets and shops offering delivery or takeaway. If you haven't received it, you can download a copy from the Home page on the website:

<https://www.westcliffestate.co.uk/>

If you have any questions about what help might be available, please send an email to mail@westcliffestate.co.uk or contact your West Cliff area support coordinator:

West Walk (upper)	Kevin Ivory	25 West Walk	07730 048750
West Walk (lower)	John Gaylard	Greenway, Meadway	07752 054118
Brit View	Mike May	15 Brit View Road	07786 034157
Cliff Walks	Nigel Mawditt	Tredewi, Second Cliff Walk	07798 844627
Hill Rise and Hill Close	Lyn Harris	Cleveland, Hill Rise	07789 086736
Meadway	Chris Leigh	York Lodge, Meadway	07590 556653

Each area has other support volunteers who can be called on as needed.

With best wishes to you from Nigel Mawditt, Acting Chairman and all the committee.

Keep well and keep safe.