

SAPRA

St Andrews Park Residents Association

Chairman: Vanya Allen
Deputy Chair: Michèle Needleman
Treasurer: Welby McRoberts
Secretary: Carina Hendrikx



<http://www.sapra.uk> | committee@sapra.uk

St Andrews Park Residents Association

Meeting	January 2021			
Date & Time	Thursday 21 st January 2021 – 19.00 – 20.25			
Attendees	Sian Robertson	Gemma Richards	Janine Parker	Lucinda Clason-Thomas
			Jana Stone	
	Vanya Allen	Michèle Needleman	Welby McRoberts	Carina Hendrikx
	Arif Jaffer	Goretti Thomas	Kat McKay	Seema Ansari
	Sonia Dhir	Susan Hampshire		
Apologies	Adam Bennett	Chandike Mallowaorachihi	Abs Gupta	
Absent	Jeremy Forrester			
Agenda	Apologies		1min	19:01
	Discharge of actions from previous meeting.		4mins	19:05
	St Modwen Update <ul style="list-style-type: none"> Has Modwen considered the request for donation by the Rev Andrew Stoddart for lighting to the spire – if so, what decision has been made. 		10mins	19:15
	Mainstay Update <ul style="list-style-type: none"> To include update on reported items such as Triangle bins, streetlamp on Dyson. Publication of 2019/20 accounts on Mainstay Portal 		10mins	19:25
	Parking Working Group <ul style="list-style-type: none"> Parking Strategy proposal 		15mins	19:40
	Residents Reported: <ul style="list-style-type: none"> Planning Application for 5G masts at Spitfire house – VSM and Mainstay position. Covenants on properties Outcome of electricity usage challenges at Wellington House 		10mins	19:50
	SAP Website Working Group <ul style="list-style-type: none"> To take us through the proposal for changes to the SAPRA website 		10 mins	20:00
	It is at this stage that we can bid farewell to any of those members who have family or business duties to attend to			
	AOB <ul style="list-style-type: none"> During this section we can be free to have further discussion and debate 		Not time bound	

Common Abbreviations :

VSM – Vinci St Modwen MS – Mainstay LBH – London Borough of Hillingdon

PCM – Parking Control Mgt

Initials used for individuals/members/officers

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AGENDA

Apologies

Apologies received from 3 committee members, 1 absent without apology

Discharge of actions from previous meeting.

- **Road Safety Audit**
 - A review of this has been undertaken following residents concerns and interim works were undertaken in terms of additional yellow/white lining as well as the recently installed radar sign on Churchill Road
 - There will be a further audit (type 3) required prior to any roads for council adoption, which will be done during both day and nighttime and undertaken by an independent company. SAPRA has raised whether any lockdown effects will be taken into account and this will be posed to the auditors
- **SAP Parking**
 - An updated proposal was received however it doesn't appear that many of SAPRA's concern have been taken into account or adequately addressed. In the interest of time this has been set to be followed up with a separate meeting – current main discussion points include visitor bays around the estate, visitor parking options as well as single yellow restrictions
- **Footpath**
 - A pathway is expected to stay in place between St Andrews Gate and Churchill Road, although the form of it may still change dependent on surrounding building works
- **Service Charge Bills**
 - Current years bills have been issued on time and previous years' accounts are available on the portal although not in a consistent file name format or particularly easy to find. This will be further improved upon by MS.
- **Lawrence Grove Play Area**
 - Unfortunately the contractor Mainstay was working with has let them down on every aspect, promising a lot which then did not materialise and an alternative quote is now being sought.
 - Phase 3 landscaping (playground) due to be finished imminently (before end of Jan expected)
- **Pavement Dip**
 - Completed in January 2021
- **Triangle Bins**
 - Issues encountered with the company who was being instructed to organise this and very sporadic communication over holiday period – this is now with Annington in order to further review costs
- **Website**
 - Slight change to website working group, work in progress
- **Broken/Incorrect Road Signs**
 - No update from SAPRA on this although VSM will be carrying out their own review and identifying signs which need repair as well as any inconsistencies
- **Army Pull Up Bars**
 - No update due
- **Streetlights Phase 1 & 1a**
 - Plan is being reviewed and the manhole cover issue on St Andrews Road is also being addressed – as well as Deblin Drive

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St Modwen Update

- A request for a donation from the Rev from St Andrews Church (after which our estate was named) is being considered by VSM with a decision due on this shortly – VSM is looking to support the lighting of the spire of St Andrews Church
- Jana Stone is our new member for VSM who will be looking after SAP for St Modwen
- The Persimmon Sales Office will shortly be vacated and VSM is open to suggestions for what this space could be used for, ideally with a community spirit in mind – SAPRA have asked for a floorplan as well as the layout and requirements will be based on that. The location will also be considered as a base for the Estate Manager, once in place
- SAPRA have raised the issue for the dangerous T-junction between Barrett Place and Churchill Road – with suggestions of a convex mirror raised as an option on the opposite side of the road to enable drivers to see traffic approaching from the right

Mainstay Update

- Accounts for previous years are now on the portal however not as easily accessible as desired, which will be worked on by MS
- Gemma Richards attended the meeting – the new Associate Director for the London region and who will be helping support Sian in charge of SAP. An onsite visit is also planned for 1st February, although due to Covid lockdown restrictions, will be limited to outdoors
- Parking remains an emotive issue around the estate and a target deadline of March has been mentioned, although questions remain outstanding in terms of agreements, covenants and the like. This will remain a work in progress
- SAPRA have raised issues surrounding continued failing of gates & doors at the Triangle (though likely to be Annington or joint responsibility)
- The fence at 8 Partridge Close has also been raised as an issue and MS will contact the resident
- A successful interview was held with a candidate for the position of Estate Manager and MS is looking to move forward with them, finalise this and have an Estate Manager in place for SAP
- Barrier Surplus figures have been passed back to VSM to be checked prior to end of January 2021

Residents Reported Issues

- **Planning application for 5G mast at Spitfire House**
 - VSM have spoken to Paradigm and informed that notice was served submitting this planning application without the support of Paradigm
 - A restrictive covenant is in place preventing owners from placing a mast on the roof
 - VSM is seeking their own legal advice on this issue as they are aware of the Telecommunications Act and the all sorts of additional rights this gives to telecoms operators
 - Previous applications along Cowley Road have also been declined for aesthetic reasons
 - VSM will be seeking to enforce the restrictive covenant, especially in light of residents views and feedback, and are aware of the views of the residents as well as the Hillingdon Council planning application deadline, and will action accordingly
- **Electricity Usage Challenges at Wellington House**
 - Energy meter was reading every 30 seconds – nothing to suggest that specifies that the pump had been an issue
 - Historical usage over the past 5 years is correct, albeit higher than suspected
 - Meter within apartments/residences likely only for water
 - Any bill will be proportioned according to square footage of the properties in question

Closing

Meeting ended at 20:25.