

KHRA Newsletter

Volume 1, Issue 3

September 2009

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Bollards!

KHRA recently received a plea for help from a resident on the estate to see if they could do anything about slowing down speeding cars in Imperial Way. After some investigation it was soon clear that there were other issues to contend with, not only were vehicles speeding, they were cutting off a corner by mounting the footpath. KHRA contacted David Wilson Homes to explain the very dangerous situation.

KHRA are now pleased to say that after their involvement it has been confirmed that some metal bollards are to be placed on the corner to stop vehicles mounting the footpath. Marks have now been placed to indicate the location of the new bollards. It is hoped this new measure will also help decrease the speed of the cars.

Summer Fair a success!



July 4th saw the successful Kennet Heath Residents' Association (KHRA) Summer Festival take place. With glorious sunny weather, everyone had a great day

Working to the same successful formula which delivered the Christmas Fair last December (more on this year's Christmas Fair inside this issue!), the KHRA committee brought together a great mix of entertainers, food suppliers and traders in order to provide a range of things to do for all ages.

The day's big centre piece was the Oxford Circus Entertainers, who enthralled and entertained crowds of both children and adults alike to watch their displays of circus tricks. A large bouncy castle, inflatable bungee run and a gigantic inflatable

slide all proved too much of a temptation for most and even a number of the KHRA committee were seen hurtling down the slide once or twice!

Face painters were also available throughout the day painting designs on many a smiling face.

With a wide variety of traders showing their arts and crafts and special gift items, there were plenty of things to buy for both young and old alike.

There was a traditional tombola giving away anything from pampering sets, fizzy drinks and many other items.



There were plenty of competitions and the "Keepy Uppy" football challenge proved popular, as demonstrated above by the stall holder Joel Clark.



2009 Christmas Fair

After the long hot summer the Met Office predicted never arriving, our thoughts are turning to more festive events. One thing is for sure, most people need to buy Christmas presents, and the KHRA Christmas Fair is certain to help you out with that by providing a host of lovely gifts, all under one roof with free admission to all!

At the KHRA Fair at Moorside Community Centre from 10am to 3pm, on November 21st, our FREE Father Christmas will be greeting all the children and giving them a little something from Santa. We will have a fabulous array of gifts to choose from, some of which are

from local people from Kennet Heath who have been persuaded to show us a selection of their wares. We'll have some cute button bracelets and felt brooches, alongside some truly beautiful hand crafted oak furniture. A collection of bespoke fine silver jewellery capturing children's fingerprints in solid silver will make a lovely Christmas gift for all members of the family, and you can pick up a range of preserves, hand made sweets and Christmas cakes and puddings on the day. There will be something for everyone, including the cards and the wrapping paper and a bow on top!

We are going to maintain our reputation of having a Raffle with a vast amount of fantastic prizes, and you can compete in the Tombola, The Treasure Hunt, Guess the weight of the cake and many other great competitions. We'll have lots of surprises in store, and of course you can feast on our cake stall – nothing beats a mince pie and a cuppa once you have finished all your Christmas shopping! Please join us and get Christmas started in style.



Charity Begins at Home!

Following the successful completion of a number of events by Kennet Heath Residents' Association (KHRA), the decision has been taken to donate 10 percent of any profits to a designated charity.

Charities – both local and national – will be considered for the donations which will be associated with the KHRA events being staged. In advance of each event, where funds will be raised from the estate, the committee will ask for charity nominations and vote on the ultimate beneficiary organisation.

To initiate the charity programme, KHRA has donated £100 to the Women for Women charity. The charity assists women in their challenges associated with pregnancy.



This charity was highlighted by Lisa Clift and Bev Gunner, who are currently preparing to take part in "Cycle China 2011" in April 2011. Details here: <http://www.justgiving.com/Lisa-Clift/>

Lisa has been the project leader on a number of successful KHRA

events including a table top sale and Christmas Fair. Lisa and Bev will also be selling goods in support of the charity at this year's KHRA Christmas Fair on 21 November.

KHRA will also be looking to support another charity during each event we hold and is looking for suggestions of appropriate charities donations. So if you have any suggestions for consideration, send an email to :

residentsassociation
@kennetheath.co.uk

KHRA plans a haunting Halloween

Have you got a ghost, skeleton or little witch costume which your kids are dying to wear on Halloween? Well now, they have a chance to do just that and win a prize for their costume as well as having a treat or two...

On Halloween, 31st October 2009, all Kennet Heath children are asked to gather – suitably dressed for the occasion at Moorside Community Centre, in Urquhart Road, from 5.30pm to 7.30pm. Sweet treats and cool drinks will be provided by Kennet Heath Residents'

Association (KHRA) as an added incentive for parents to bring along their children. We are asking that all parents to please accompany their children to take part in the fun. Teas and coffee will also be provided.



Three prizes - one winner and two runners up - will be provided in each of four age groups - 0 to 4 years; 5 to 8 years; 9 to 11 years and 12 to 14 years – for the best costumes. Judging will take place at 6.45pm so please ensure that all children wanting to take part are there by this time.

Come and play trick or treat with KHRA this Halloween! Admission is FREE!

KHML moves forward & will collect arrears

Three major developments occurred this month in concerning the resident management company, Kennet Heath Management Limited (KHML) and its managing agent organisation, CPM/RMG.

The three developments – a meeting with an MD of one of the Kennet Heath Developers; notification from West Berkshire Council that they will not adopt the acoustic barrier and bund and full disclosure of the KHML 2008 accounts to all residents - continue to underline the complexity of the situation and the need for constant vigilance to ensure that the best outcome possible is established for all residents on the Kennet Heath estate. Key points that came out of the developments showed:

The Position of the Developers:

With about eight remaining houses to be sold on the estate, the developers are at point where they hope to hand over the managing company to residents and appoint resident directors as early as December, this year.

The developers, having fully investigated the legal situation on the estate, are now at the point where they will be asking CPM/RMG to ensure recovery of all outstanding resident payments to KHML. The investigations into the legal situation showed that only 50 homes are not liable for payments. These residents have received direct communications from CPM/RMG and reimbursed. An offer of compensation for the legal error is currently being considered by the developers on behalf of KHML.

The developers will be instructing CPM/RMG to send out KHML invoices at the end of 2009 based on budgets approved by the developers.

The Position of West Berkshire Council:

West Berkshire Council will not be adopting the acoustic barrier and bund. Therefore, the path is open for continuation of the situation with KHML.

The financial position of KHML according to CPM/RMG:

CPM/RMG has provided homes on the estate with the 2008 service charge accounts. According to these accounts, there is more than £20,000 outstanding. A DWH director has stated that the payments will be requested from residents to ensure KHML has a sound financial footing for the handover to resident directors.

Background to the current developments:

When the majority of the residents of Kennet Heath purchased their homes, the deeds contained clauses detailing that contributions were to be made towards the maintenance of an acoustic barrier and bund. The area concerned is the mound of earth that runs alongside railway lines to the south of the estate providing noise attenuation.

The resident management company was set up for this purpose. KHML becomes responsible for the maintenance once construction of each phase is shown to be complete and adoption had occurred. Residents on purchase of their home are obliged to pay towards the actual costs incurred in the management of the

KHML company. Residents are also obliged to pay any actual maintenance costs incurred by KHML in maintaining the bund.

KHRA investigations have identified that this is the only area of estate to be maintained in this way. All other public areas will be maintained by the developers and, when adopted, by the West Berkshire Council. It should be noted that parts of the bund (up to the fence in the public open spaces □ playing fields) will be adopted by the West Berkshire Council. .

These KHRA investigations were initiated following identification of KHML and conduct by the managing agent, CPM/RMG, being a major challenge to estate residents. A KHRA sub-group was formed to investigate the problem. The investigations intensified following the distribution of the 2009 invoices showing an almost 100% increase in charges. CPM/RMG blamed the level of the hike on a “typographical” error.

It is a direct result of the sub-group's persistent questioning of KHML and CPM/RMG's practices an open dialogue has been established,

Next Steps KHRA CPM sub-group continues to monitor the situation and ensure that pressure is applied to all parties concerned. This includes communicating to wider estate on developments. *More info available online at: www.kennetheath.co.uk*

KHRA Elections, get involved.

Want to be part of KHRA? Feel like you have a lot to offer to the community?

KHRA will be having its AGM on October 3rd at 10:30am in the Moorside Community Centre (The normal KHRA meeting venue).

If you want to stand for any of the following positions, Chairperson; Vice Chairperson; Secretary; Treasurer Please send your name, the position you're interested in and a short paragraph about why you want to be involved, to residentsassociation@kennetheath.co.uk and we will put the details on www.kennetheath.co.uk for people to have a read. If you want to stand for a non officer position on the committee, please attend the AGM to have the chance of being voted in.

Everyone who attends the AGM will be able to vote on the new positions as well as voting in the 2010 committee (total 20 people). So make sure you come along to the AGM, have your say in the new committee structure, and keep an eye on the website for the profiles of prospective key officer positions.

Should you not be able to make the AGM itself, please send an email to residentsassociation@kennetheath.co.uk to ask for details on a proxy voting system.

KENNET HEATH RESIDENTS' ASSOCIATION

c/o Moorside Community Centre
Urquhart Road
Thatcham
Berkshire
RG19 4RE

E-mail:

ResidentsAssociation@KennetHeath.co.uk

Web: <http://www.KennetHeath.co.uk>

Forum: <http://Forum.KennetHeath.co.uk>

Chairperson: Bob Morgan

Vice Chairperson: Lee Cripps



Kennet Heath
Residents Association

www.kennetheath.co.uk

Supported by



Kennet Heath Residents' Association (KHRA) was founded in August 2008, by a number of residents coming together with common objectives.

The KHRA exists today in order to support all residents in the challenges that they face, to enhance community cohesion and to foster positive community spirit among all residents.

A committee structure has been put in place, along with a signed constitution, to create an organisation with the influence to act on behalf of the residents, presenting a single voice for the community.

If you would like to take part in the KHRA, contact us at the address to the left.

If you would like an article published in a future edition of the KHRA Newsletter, or indeed if you would like to advertise, please send an email to Newsletter@kennetheath.co.uk

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Chairman's Note



Once again I would like to thank the members of the KHRA Committee and supporters for what they have achieved over the last few months. We held a Summer Festival for the first time which involved a number of residents working together. A lot of people came along and stayed and enjoyed the events on the day which I think justifies the effort made.

We have people working hard to demand a fair deal from the Management Company and the developers. They have already had to reduce their management charges by £20 per house because of the efforts of several Committee Members. This is far from over but it is worth pursuing. On a lighter note we also have a Halloween costume competition and a Christmas event planned for later in the year amongst other things.

I hope you all had a decent Summer break and I wish you well for the coming months.

Regards Bob Morgan

Thatcham Festival of Arts & Leisure

Thatcham Town Council has announced their Festival of Arts and Leisure will take place from October 10th to 18th. Full details of the range of activities from Crafts, arts, dance and drama to music and singing can be found at www.thatchamtowncouncil.gov.uk or call 01635 863592.

Organised and co-ordinated by Thatcham Town Council the aims of the event are:

- to promote local organisations and clubs which are involved in Arts and Leisure
- to stimulate community involvement
- to raise the profile of the town and
- to promote the town's community venues.

This annual Festival continues to grow in content and stature, showcasing the depth and breadth of Thatcham residents' talents and skills. There are activities for all ages and most tastes!