

**Chocolate Works Residents Association  
Committee Meeting  
Monday 8<sup>th</sup> July 2024 1900 hours  
The Winning Post, Bishopthorpe Road**

1. **Attendance**

See register

**Apologies**

Gavin McBurnie (GMcB) advised of apologies from Norma, Brian and David Jenkins

2. **Minutes previous meeting**

The minutes of the previous committee meeting held on the 4th April 2024 were agreed with no changes.

3. **Matters arising**

**Changes to committee :**

**Leaving** - Mike Hurst is to stand down from the committee but will continue to provide tech support.  
Norma is to step down as landscape lead but remain on the Committee

GMcB thanked those standing down for their commitment and effort.

**Meeting with DWH** – GMcB and Peter Lees (PL) to meet on Wednesday 10<sup>th</sup> July with Ian Wormwell (Technical Director of DWH) to discuss various on-site concerns including following up from an e-mail received regarding the state of the lampposts in Robert St.

4. **Treasurer's statement**

A statement of received from Geoff detailing that there was a balance of £531 in the account down from nearly £600, outgoings coming from payment of hire of church hall for open meeting with residents.

Geoff also raised the question as to how the CWRA would be funded going forward but it was noted that this would need to wait until Management Committee had been formed.

5. **Welcome to New Committee Members**

GMcB welcomed new committee members. Jane Leach (JL) is to become secretary of the Committee and Sally Clough is to join to be landscape lead.

6. **Follow up from AGM and open meetings**

**AGM** - The open meeting on the 16th April was inquorate for an AGM, so the reconvened AGM was held on 7<sup>th</sup> May.

**Open meeting with Joe Langan Issues raised:**

**Hallmark House** – cleaning of communal areas and electrical charges.

JL reported that there had been an overcharge of electricity but the amounts and how the discrepancy would be refunded was still being discussed between Watsons and Positive Energy . Timescales regarding this issue are currently unclear.

Meeting to be held with Joe and Peter at PL's residence on 27<sup>th</sup> July to discuss.

**Cleaning up brickwork** - The cleaning would be an apartment block charge of approximately £10,000 the cost of which would be split fourteen ways (10 residence and 4 of the CO-OP) Problems like this exist over the estate due to guttering and roof issues which would be raised by GMcB and PL at meeting with Ian Wormwell from DWH on Wednesday 10<sup>th</sup> July.

**Leaking roofs and warranties.**

JL stated that this was not Watsons responsibility and that the warranties lie with DWH. It is unclear when warranties will expire. DWH owns the freehold of the leasehold blocks of flats so will be responsible for those repairs.

## 7. Report from Watson PM

**Service charge increase** – due to costs of landscaping and compliance to fire regulations in blocks. Costs are being reviewed and are currently with DWH. When they have been agreed, all information will go out with an explanation of increases. It was noted that monthly payers would be approximately 3 months in arrears. JL to send out information to monthly payers regarding options.

**Fire Alarms** – issues being rectified. JL liaising with contractors to ensure log books are updated.

**Bikes and Bike stores** – noted that there were too many bikes being stored that don't seem to be being used. Residents will be advised to tag their bikes before non tagged bikes would be removed.

**Balcony furniture** – Orange house have received letter regarding furniture on balconies but not Devon House. JL reported that Watsons only stipulate that plant pots be on the inside of the balcony. Balconies are to be kept free from being storage dumps, no barbecues and no fireworks are allowed to be set off.

**Airbnb** – JL stated that Airbnb's are not allowed in the covenant and the lease is breached if any Airbnb's are identified. Residents can report incidents to Watsons via the website.

**Dogs** - stated that dogs and pets were not allowed in the apartments however it's difficult to identify and enforce. The only exception to this rule relates to Guide Dogs.

## 8. Priority Actions for next year

**Final snagging list**

**Landscaping** – remedial work required and how to address.

**Establishment of Management Company** – Governance arrangements need to be enhanced and there should be greater involvement of residents in the work of the CWRA.

**Parking and electrical charge points** – parking regulations are now outdated as they were set before rest of the estate was completed – to be reviewed and opinions sought. Issue of Orange House having 10 spaces for 17 apartments Gary Cole to gather information. Charging points – can we make them more accessible or place in visitor spaces.

**9. Update on fence to rear of Thistle House**

Plans returned back to the drawing board to look at a better design potentially a smaller fence with rail as permission to install was refused by senior manager at Watsons. JL to challenge decision as racecourse and school have same fence. Believed some confusion may have arisen as to where the line of the fence was being placed.

**10. Update of development snagging list**

A list from 2023 exists of unresolved issues Regarding landscaping. It was agreed to update the list as nothing has been resolved JL, PL and GMcB to sit down and update list.

**11. Leaking roofs**

Watson PM and DWH aware of issues GMcB and PL to discuss with Ian Wormwell at meeting on 10<sup>th</sup> July.

**12. Update on Fire Alarm strategy**

JL is still waiting to be updated on fire risk assessment and fire alarm strategies from the contractor. The most current update is from 2022. JL advised that most assessments have a 3 year life span (2025) but will chase.

**13. Volunteer garden options**

Sally advised that she would be happy look into organising some gardening volunteers.

Joe to organise a meeting first week of August between All Aspects, SC and PL. Task would involve organising volunteers for general maintenance of the communal green spaces on the estate.

**14. Any racegoer incidents so far**

No major incidents have been noted apart from some abusive language around the Co-op. York Council and police will only be aware of incidents if they are reported by using the 101 number residents are encouraged to report anything of concern. JL can send information out to residence on estate via e-mail system. Mike Hirst to be asked to put the information on the website. It was noted that James Brennan and Phil Atkinson from the racecourse were receptive to residents' views and opinions.

**15. AOB**

Investigations to be made with regard to rights of way through the Residence as people from Chocolate Works were being approached, in some cases quite rudely, suggesting that there is no public right of way and non-residents are not allowed to walk through to get to Bishopthorpe Road. JL to look at overall estate map but believed that the land was not private or had limited access rights. PL stated that the park on the Residence was public green amenity space and not for the private use of people from the Residence.

With no other business the meeting was closed at 8:32 PM