

West Cliff House Owners' Association

Newsletter July 2023

2023 AGM

The 2023 AGM was held on 20th May at St. John's Church, West Bay. The draft minutes from the meeting can be found on our website. Despite the fact that the meeting was a much more pleasant event than the previous year, wasn't well attended and was not quorate. Those present agreed to continue with the meeting on the basis that no binding decisions could be made.

The Treasurer reported that the Association is in a strong position - something that the Committee has been working on for several years. We are concerned that should a major repair be necessary (for example a broken surface water sewer) then we need a reserve fund to pay for this.

The AGM supported the committee's view that the subscriptions remain the same - £125 reduced to £100 if paid before the end of June.

The Committee agreed to continue in post (see below). The meeting thanked Colin Marley for all the hard work and unpaid hours he has given to the estate to keep our roads and infrastructure in good condition and welcomed Norman Nunn as his replacement overseeing maintenance. Norman is an experienced local builder.

Your Committee

Name	Current position	Road rep
Nigel Mawditt	Chair	Cliff Walks
Chris Barette	Treasurer	West Walk
Chris Leigh	Secretary	Hill Rise / Hill Close
John Gaylard	Committee member	Meadway
Alan MacCartney	Committee member	West Cliff Road
Neil Grimstone	Committee member	Brit View Road
Norman Nunn	Road maintenance	
Lindsey Blair	Committee member	
Emma Curryer	Committee member	

Changes to footpaths and bridleways

An information event was held on 30th April to explain the two Definitive Map Modification Orders (DMMOs) that have been submitted to Dorset Council that will affect the estate. The Council has not started to review these as yet but has indicated that it may begin the consultation towards the end of this year or the beginning of 2024. All owners are entitled to have their say in support of, or against either or both DMMOs. Landowners and those affected should be given an opportunity to make an objection when the formal process begins.

The WCHOA recognises that whilst most owners do not support the DMMOs, some owners support at least one of them. In order to keep any responses to the DMMOs separate from the work of the association, the committee would like house owners to work together to coordinate responses. If you would be willing to help other house owners formulate a response to one or both of the DMMOs please contact the Secretary mail@westcliffestate.co.uk and she will put people in touch with each other.

As a reminder, the two DMMOs are:

1. DMMO T589 – affecting the four Cliff Walks and Hill Rise
2. DMMO T732 – affecting Brit View Road

More detail can be found on the Dorset Council register of DMMOs <https://mapping.dorsetcouncil.gov.uk/rightsofway/definitivemap/register>

The association has issued two Freedom of Information requests to Dorset Council asking for full disclosure of information they hold in relation to these DMMOs.

Superfast broadband and Jurassic Fibre

Those of you who were at the 2022 AGM will recall we had a presentation from Jurassic Fibre about installing fibre broadband on the estate. The new system would be capable of reaching much faster speeds than we are currently able to receive. A small working party has been trying to liaise with Jurassic Fibre to find out exactly what works they plan to carry out but so far this has not been very productive and so we are no further forward in improving our broadband capacity.

Getting and staying connected

More owners are agreeing to receive information from the association by email. This benefits the environment and means less work for road reps. However we do recognise that some people do not have email addresses and so will continue to deliver hard copies of information to those owners.

If you haven't already done so, please email Neil Grimstone ngrimstone@brandis.co.uk and he will add you to the email distribution list.

Wessex Water – advanced notice

We have been contacted by Wessex Water to inform us that some of the mains water pipes on the estate are failing and leaking. Wessex Water is planning to replace water mains on Hill Rise, West Cliff Road, Meadway and 3rd Cliff Walk. The work is scheduled to start in January 2024 and will last for 10-12 weeks. There will be some disruption to our access onto and off the Cliff and we are working with Wessex Water to keep this to a minimum. Wessex Water will be writing to all house owners closer to the time to confirm arrangements.

Gas leaks

There have been two gas leaks on the estate in the last 12 months. Southern Gas Network (SGN) have responded promptly and works have been carried out to a high standard. We have written to SGN asking whether they think more pipes may be deteriorating and asking whether they need to survey the gas pipes on the estate as they are quite old now.

If you smell gas please report it to SGN without hesitation and, if you remember, drop a line to the committee so that we can keep an eye on this.

Updating the rulebook

The most recent 'rulebook' governing the role and responsibilities of the committee was produced in 2013. The current committee generally feel that it is no longer robust enough to meet the demands of overseeing / managing a private estate. Some work has already been undertaken to completely re-write the rulebook so that it is compliant with current legislation and in line with guidance from the Private Roads Service. All owners will receive a copy of the rulebook either by email or hard copy.

We will be holding an EGM in the autumn / winter to present a new rulebook to owners. In the meantime if you have any views or opinions on what should / shouldn't be in the new rulebook please send your thoughts to the Secretary mail@westcliffestate.co.uk