



**Dear owner or resident of a home at Parkland Place or Wren Way**

Welcome to issue 8 of the BPVRA newsletter. We hope that you continue to find it interesting and informative. Whilst we believe that the newsletter is still of great value at this time, we would like to encourage you all to become more reliant on using the association website to obtain the latest information. The website is being constantly updated with everything that is occurring. The website is also a way for you to respond to issues that you may feel are important – by using the forum section.

Kind regards

**Geoff Farmer**

Chairman (BPVRA)

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**What's been happening...**

**News from the Annual General Meeting**

On Monday, 4th April the association conducted its 2011 Annual General Meeting. A key element of the meeting was to elect members of the Management Committee and, in particular, the officers of the committee. The election has resulted in the following appointments: Geoff Farmer is now Chairman, along with his previous role as webmaster; former Secretary/Treasurer David Maunder assumes the newly created position of Vice-Chairman/Treasurer; and Simon Farmer, who resigned his position as Vice-Chairman and Acting Chairman last month, now takes on the role of Association Secretary. Martin Hatton and Stuart Roach re-stood for their committee positions and were duly re-elected. In addition, Co-opted committee member Andrew Jefferson was elected to the committee.

New Chairman, Geoff Farmer said, "I am delighted to have been elected. I would like to thank everyone for their support and particularly to my brother Simon for leaving the association in such a healthy position". He added, "I feel that the Management Committee that we have put in place draws upon the key strengths of the people concerned and I believe that the association can look forward to a productive and successful future."

**Wall staining cleaning completed**

On Saturday, 12th March GPF Lewis returned to the development to complete the job of cleaning off staining from various areas of the main building. This work, along with the work done by GPF in November 2010, has significantly improved the appearance of the building and the development in general.



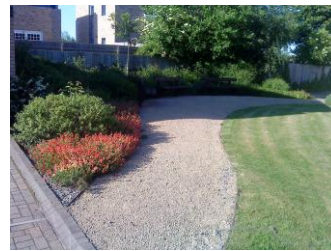
Wall stain cleaning in progress

This visit's work was mainly focused on the gable ends. These had not been included when GPF visited last year. In addition GPF agreed to re-address certain areas of the building which the association felt had not been cleaned to an acceptable standard on their first visit.

Simon Farmer said, "A key aspect of the association's policy towards OM is that of inspecting work carried out by contractors and, ensuring that action is taken if the work is not up to a suitable standard. In the past, contractors have demanded payment with little or no monitoring of the standard of work – or even evidence that the work took place at all. Considerable effort was invested by the association in negotiating with OM and GPF to ensure that poorly cleaned areas were rectified and the gables were done at a reasonable price."

**New gardening arrangements**

From March 2011 our garden and border areas around the development will be maintained by Evergreen. This change is a direct result of the association requesting that OM put various expensive on-going contracts out to tender. Evergreen won the contract because their charges will be about £750 cheaper than the previous contractor – Oxford Landscapes.



The main garden area in the summer

The other significant contract that was put out to tender was that for cleaning of communal areas. APC retained the contract as they were cheaper than the other companies who submitted proposals.

**Residents clear car park snow**

Following continuous snow fall throughout Saturday, 18th December, a group of residents worked hard clearing snow from the car park and surrounding walkways. The group, consisting of Andrew Coates, Reece Wilcox, Andrew Jefferson (and friend), Geoff Farmer, David Maunder and Simon Farmer, worked for several hours to enable access to the car park, for cars, and access between properties and the bin store.



Access to the car park much improved after snow clearance

In recent years the car park has become notorious when covered with snow. Some residents have found it impossible to get their cars out of the car park and crossing the area to access the bin store can be treacherous.

With snow up to a depth of about 8 inches it was great to see residents pitching in to help. The association would like to thank all those involved for their efforts.

### Burst pipe repaired

On Christmas Eve 2010 the pipe to the communal tap in the bike store froze and burst resulting in some flooding. OM Property Management suggested sending out a contractor to fix the problem which, being Christmas Eve could have been very expensive. The association committee requested that we should attempt to fix this problem ourselves and save a great deal of expense. Our Vice-Chairman/Treasurer David Maunder, who has previously carried out a number of repairs around the development, volunteered to take on this work.



David gets to work fixing the pipe burst

We are happy to report that on Sunday, 21st January David successfully carried out the repair to the burst pipe. To try to prevent a reoccurrence of the problem David has also put some lagging on the pipe. Whilst we cannot be certain how much money we have saved, knowing how much plumbers charge we would estimate a saving of several hundred pounds. Once again this is an example of community spirit benefiting everybody. The association would like to thank David for his time and effort.

### Sewer problems

One of our residents asked OM to arrange for Dynorod to be called as he was having a problem with the sewers serving his property. On inspection Dynorod reported that all the sewers on the development had a high water level and that the pumping station at the end of Wren Way was not working. Vice-Chairman/Treasurer, David Maunder, took the matter up with Thames Water but discovered that they had no responsibility because the sewers had still not been adopted from Persimmon Homes.

David spoke to Persimmon Homes who arranged for a contractor, Aquarius Liquid Solutions, to visit the site. They were able to restart the pumping station and bring the sewer level back to normal.

In the course of events it was found that our sewers contained large quantities of grease and fat. It is likely that the build-up of this waste was at least partly responsible for the problem. Persimmon Homes arranged for a tanker to come and take the waste away.

The association, along with OM, strongly recommend that residents try to avoid disposing of fat into the sewers. In this instance we were lucky that Persimmon Homes were prepared to rectify the situation at no cost to us. However, Persimmon plans to hand over responsibility for the sewers to Thames Water in the near future. Faced with a similar situation we may be faced with a substantial bill.

The association would like to thank Persimmon Homes for all their assistance in this matter.

### Communal door repaired

On a recent visit to the development Rebecca Hill, the Estate Manager, noted that the communal door to apartments 10-17 was not closing properly and was a potential security risk. The door was assessed by the cleaners who thought that the door frame was cracked and had shifted. Because of the urgency of the issue Rebecca was going to arrange for a contractor to repair the door. It

is possible that the door frame would have been replaced, which could have resulted in a significant charge.

Fortunately, former Chairman (Terry Martin) fixed the problem himself by changing the door-closer and repairing the hinges. The work was completed at no cost.

This is another example of how intervention from the association has saved us money by preventing OM from rushing into bringing in expensive contractors – as they have done many times in the past. The association thanks Terry for his time and effort.

### Peverel Group holding companies in administration

The Parkland Place and Wren Way development (Westbury Park View) is managed by OM Property Management (OM). OM is owned, along with a host of other companies, by Peverel Group. Administrators have been appointed to some of the companies within the Peverel Group however, OM Property Management is not one of them at this time.

Nevertheless, the association is keen to ensure that our interests are protected should this situation affect OM. The association has asked OM to confirm that our reserve funds and unused service charge payments are protected in the event of any deterioration in the situation.

Currently OM are meeting their obligations towards us and as such we must continue to honour our responsibilities to them.

### Your property online

OM have recently made some changes to their website at [www.ompropertymanagement.co.uk](http://www.ompropertymanagement.co.uk). The website now enables owners of properties to benefit from some new features. Owners can obtain their service charge bills from the site – saving on paper. Most importantly, owners can view the progress of works being carried out on the development. The association is also pleased to see a facility whereby owners can rate how well they think work has been carried out and we urge you to make use of this.

### Wren Way pond maintenance

The association has had confirmation from Chris Johnson, of Bicester Town Council, that the Wren Way pond will be maintained over the next three years by the Council. Representatives from the Environment Agency and other contractors have made assessments and will begin a schedule of maintenance when the full extent of the reed growth can be seen.



The Wren Way pond awaiting maintenance

The main objective of the maintenance will be to reduce reed growth and increase the clear water area whilst respecting the wildlife that lives in and on the pond.

### Information

The BPVRA Newsletter is produced every three months. If you would like more details about the association please visit [www.bpvra.org.uk](http://www.bpvra.org.uk).