



LANDFIELD DRIVE RESIDENTS ASSOCIATION

24 Landfield Drive, Mont Millais,
St Helier, Jersey, JE2 4RB

Email: chairman@landfielddrive.co.uk

Thursday 2 May 2019

Annual General Meeting (AGM) Saturday 1 September 2018

This is the full details of what was discussed at the last Landfield Drive Property Owners AGM. I apologise for the delay in sending this out to you.

The Annual General Meeting (AGM) for the Landfield Drive Residents Association was held on Saturday, 1 September 2018 at Regus. Attendance was good with more than half of the properties on the estate represented by their owner.

It was agreed that meetings will now be held on a regular basis and several attending members have agreed to provide supporting roles.

ELECTION OF NEW COMMITTEE MEMBERS:

The attending members elected the following positions:

Chairman: Mike Warstat (No 24)

Treasurer: Main: Rui Marques (No 10)

Signatory: Gill Clayton (No 6)

Secretary: Gaynor Blake (No 8)

Topics discussed at the meeting were:

- Election of New Committee members
- New Parking Rules and Regulations
- Estate Signage
- Estate Finance - Property Owners £30 Monthly Subscription Payment
- Estate Maintenance

Full details of the topics that were discussed at the meeting are on the following pages

PARKING RULES AND REGULATIONS

Problems with the communal parking facilities were at length. There were complaints about a relatively small number of properties completely monopolising the communal parking bays preventing the majority of properties from having fair and equal access to them.

It was highlighted that there are residents who are storing unused or broken down vehicles in the communal parking bays for months at a time, and a major complaint was made about one resident has kept an unused vehicle in the same communal parking space for over seven years.

The main problem with lack of available parking is mainly due to a small number of Landfield Drive rental units, who due to multiple occupancy, also have a large quantity of vehicles. In 2017 the parking permit system showed that four rental units in particular had between them 15 vehicles. The sheer amount of vehicles these four rental properties had meant that their tenants required nearly all of the communal parking and when these were full were also regularly parking out of boundaries restricting access around the estate road way.

In order to prevent over parking on the estate, and to provide all landfield Drive properties with fair and equal access to the communal parking facilities it has been decided to implement a set of rules regarding parking on the estate.

The following rules for acceptable use of communal parking have now been unanimously approved by a majority of Landfield Drive property owners. The rules are effective immediately.

- Rule 1. Each Landfield Drive property owns an equal 1/27th share of the Communal Parking facilities.**
- Rule 2. Individual property owners do not have legal claim to sole use of any communal parking space.**
- Rule 3. Residents are not allowed to prevent the other residents from having access to the communal parking.**
- Rule 4. Offering the use of the communal parking as part of a rental unit lease agreement is not permitted.**
- Rule 5. Offering the use of the communal parking as part of a rental unit lease agreement is not permitted.**
- Rule 6. Long term storage of unused vehicles in the communal parking bays is not permitted.**
- Rule 7. The maximum permitted stay in any one communal parking space is now limited to 48 hours.**
- Rule 8. Large commercial vehicles are not permitted to park on the estate.**
- Rule 9. Out of boundary parking is not permitted.**
- Rule 10. Allowing your visitors to park their vehicles on neighbours properties is not permitted.**
- Rule 11. A monetary value of £300 per month has been set for each of the nine communal parking space.**
- Rule 12. Each property will now be granted two parking permits. Additional permits must be applied for and will only be granted with the approval of the other 26 property owners.**

NEW LANDFIELD DRIVE PARKING RULES EXPLAINED

Rule 1. Each Landfield Drive property owns an equal 1/27th share of the 9 Communal Parking facilities.

The other 26 properties co own the communal parking facilities and have equal rights to their use.

Rule 2. Individual property owners do not have legal claim to sole use of any communal parking space.

The communal parking is jointly owned by all 27 properties and individual property owners can not claim sole ownership of these parking spaces, nor do they have the right to sole occupancy of any individual communal parking space.

Rule 3. Residents are not allowed to prevent the other residents from having access to the communal parking.

Individual property owners may not prevent the other 26 property owners from having access to the communal parking bay spaces. Storage of unused vehicles for lengthy periods and the tenants of multiple occupancy rental units keeping

more than two vehicles in the communal parking bay spaces to tenants of rental units are examples of preventing the other co-owners from having access to the communal parking.

Rule 4. Offering the use of the communal parking as part of a rental unit lease agreement is not permitted.

Your property is entitled to 1/27 share of the communal parking. Landlords of Landfield Drive rental units are only entitled to offer their tenants use of the one/two parking spaces directly outside of their property. If they wish to offer additional parking to their tenants in the communal parking bays they need to seek permission to do so from the other 26 Landfield Drive co-owners of the communal parking bays.

Rule 5. Offering full time / short term use of Landfield Drive parking spaces to non residents is not permitted.

Individual Landfield Drive property owners and Landfield Drive tenants do not have the right to offer the use of the communal parking to non resident friends or family members for any other purpose other than visiting. Offering use of our parking facilities to non residents to use while going to work, going on holiday or for any other purpose other than short term visiting is not permitted.

Rule 6. Long term storage of unused vehicles in the communal parking bays is not permitted.

There have been ongoing issues with residents storing unused or broken down cars in the communal parking bays. Owner occupiers, rental unit tenants and their landlords have all participated in this practice.

All property owners are reminded that they only own a 1/27th share of the communal parking and do not have the right to prevent the other 26 co-owners from having permanent access to these communal parking spaces.

In order to put a stop to this practice, the committee voted unanimously to ban long term parking in the communal parking bays and have set a maximum stay limit of 48 hours in any particular parking space.

Owners of any vehicles that are seen to be abusing this rule will be written to and given a 7 day removal notice. If they refuse to move the vehicle the LDRA reserve the right to have that vehicle removed and dumped. All costs involved in the DVS owner details request for the legally required removal notice (£100), and the removal and dumping of the vehicle (est £600) will be at that vehicle owners expense. New signage to clearly state this has been approved by the committee. Owners of vehicles that are presently breaking this rule are asked to remove and store their vehicles elsewhere.

Rule 7. The maximum permitted stay in any one parking space is now limited to 48 hours.

In order to prevent long term storage of vehicles in the communal parking bays vehicles are now only permitted to park in any one parking bay space for a maximum of 48 hours.

Rule 8. The keeping of large commercial work vehicles on the estate is not permitted (Transit size and larger).

There is a legally binding caveat within the deeds of every Landfield Drive property stating that large commercial vehicles can not be parked on Landfield Drive. Landlords of rental units are obliged to advise their tenants of this ruling and will be held accountable to ensure their tenants do not keep these large vehicles on the estate from now on.

Rule 9. Out of Boundary Parking is not permitted.

There are only nine communal parking spaces available spaces on the estate. Clear access around the Landfield Drive roadway must be available at all times. Parking out of boundaries is no longer permitted as it restricts access to other vehicles. On a daily basis tenants of rental properties are parking on the corner outside No 1 restricting access around that corner for larger vehicles. The refuse lorry and other large vehicles have on multiple occasions been unable to access the corner outside No 1 Landfield Drive and have been required to reverse all the way to the entrance to leave the estate. Despite being asked on numerous occasions not to there, tenants continue to do so. Landlords of rental must ensure that their tenants park within the available parking spaces.

Rule 10. Allowing your visitors to park on neighbours properties is not permitted.

There are regular complaints about tenants of rental properties allowing their visitors to regularly park on or outside neighbouring properties. The committee voted for an outright ban of this practice and Landlords of rental properties must advise their tenants to act accordingly. If there are no parking spaces available in the communal parking bays,

tenants of rental properties must ask their visitors use nearby off-site parking.

Rule 11. The value of the Landfield Drive Communal Parking spaces set at £300 per month

The value of the Landfield Drive communal parking spaces were discussed. These parking spaces are a jointly owned and extremely valuable asset to each Landfield Drive property. The committee felt it is necessary to set a financial value on the jointly owned parking should we be required to make a claim for compensation or charge residents who monopolise a parking space by storing an unused vehicle in it and it was agreed to set a value of £300 per parking space per month.

Individual residents who choose to store broken down or unused vehicles in the communal parking bays, preventing other residents from having access to these parking facilities, will from now on be required to compensate the other property owners for loss of use of that parking space by paying £300 per month for the use of that parking space.

If you are presently storing an unused vehicle in the communal bays, as of today, you will be doing so in the knowledge that your will be required to compensate the other 26 property owners by paying £300 per month for use of that parking space.

Rule 12. Parking Permits - A maximum of two per permits issued per property

The parking permit scheme has highlighted that during the past two years, four Landfield Drive rental units have at times registered up to 15 vehicles between them with all of these vehicles being kept on the estate, monopolising the nine available communal parking spaces. The committee felt that it was unacceptable that such a small number of rental units are effectively preventing the other 23 properties from having fair and equal access to the jointly owned parking facilities.

Landlords of rental properties are reminded that they only own a 1/27th share of the communal parking and do not have the right to offer the other 26 co-owners share of these communal parking facilities to their tenants.

The committee have decided that in order to allow all Landfield Drive properties fair and equal access to the communal parking facilities, from now on each property will be issued with the same quantity of parking permits. Each Landfield Drive property will automatically be entitled to two parking permits. Any property owner that feels they legitimately require additional parking permits for their property will from now on need to petition committee, who will seek approval from the other 26 property owners. Terms and conditions apply to the use of the parking permits.

There are two properties on Landfield Drive which both have space to park three vehicles directly on their own site and will be proved with additional permits if required.

One short term visitor parking permit will also be issued to each property.

Landlords of rental properties must advise their tenants that if they wish to keep additional vehicles on the estate, using the communal parking bays to do so, they will be required to compensate the other properties on the estate by paying the £300 per month parking fee (see rule 10) for each additional communal parking space they require.

Every Landfield Drive property is required to apply for their parking permits. Please use the application form on the Landfield Drive website to apply for your parking permits.

It would be appreciated if Landlords of Landfield Drive rental properties included these parking rules and regulations in their tenancy agreements from now on.

NEW SIGNAGE & ROAD MARKINGS ON ESTATE

The committee has agreed to replace and update the existing signage and road marking on the estate. This will include new name signage at the entrance & exit, and new parking signage by all three communal parking bays.

APPROVAL TO INCREASE TO PARKING BAY SPACES AT SIDE OF NO 1 FROM 4 SPACES TO 5

The committee has agreed to increase the number of parking spaces marked out at the side of No 1 Landfield Drive from four to five spaces, taking the total of communal parking spaces from 9 to 10. This bay has been measured by the States road marking department who have stated that the bay can accommodate five vehicles. Parking bay markings will be repainted when the no entry road markings are done.

ESTATE FINANCES - SUBSCRIPTION PAYMENT OF £30 per month now required

A motion was passed for all Landfield Drive property owners to provide a monthly subscription payment of £30 per property owned on the estate. The payments will be collected by direct debit made into the in the existing LDRA Natwest Bank account which presently contains funds in the region of £1100. We will be looking to collect the first payments by the end of January 2019. The money collected is to be used towards estate matters such as repairs & maintenance, insurance policies, and any other financial requirements. We are aiming to build up a substantial fund to pay for essential roadway repairs on the estate. Based on the last quote obtained for this work the cost will be upwards of £60,000. £30 per month is a relatively small monthly subscription payment compared to other property associations and the funds collected will be used to the benefit of all properties on the estate.

Please be advised that there is no opt-out option for this payment. All 27 Landfield Drive are required to provide this payment. Property owners will be contacted by the Rui Marques, the new LDRA Treasurer to arrange payment details.

ESTATE MAINTENANCE

The roadway around the estate in extremely poor condition at the entrance, several drain covers need replacing. As well as this road markings need repainting, signage needs replacing, and regular weeding need be undertaken. This work will be paid for using funds from the LDRA subscription payments.

During the summer work was carried out by a gardening company to clear several years worth of weeds and leaf litter from around the estate. This work will need to be carried out on a regular basis, however, this service will be required less if residents assist with the removal of their own leaf litter as much as possible. If you have trees or bushes on your property that drop leaf litter onto communal areas, you are asked to collect and dispose of it on a regular basis.

NEXT COMMITTEE MEETING WILL BE HELD ON SATURDAY 1st JUNE 2019

The next committee meeting will be held on Saturday 1st June 2019 and will be held again in one of the conference rooms at the Regus, next to Liberation Bus Station.

If you have any questions regarding the matters in this newsletter please email me at: chairman@landfielddrive.co.uk

Regards

Mike Warstat

Chairman

Landfield Drive Residents Association

NEW Landfield Drive Facebook Page And Website

There is now a Landfield Drive Residents Association Facebook page and Website which will be used to pass on news and information.

Facebook Page

facebook.com/landfielddrive

There is also a new Landfield Drive website with latest estate news and information.

Website

www.landfielddrive.co.uk