



DRAFT MINUTES

THE OLD RATTON RESIDENTS' ASSOCIATION (ORRA)

Minutes of the Annual General Meeting of the ORRA, held on Thursday 28th May 2026 in St Mary's Church Hall, Church Street, Willingdon

ORRA Committee - Present:

Clive Tomsett (CT), Chair; Gary Robinson (GR), Treasurer; Carl Williams (CW), Secretary; Jenny Diack (JD); Charles Hattersley (CWH); Jan Creasy (JAC); John Cuzick (JC); Graham Carn (GC); Co-Opted Committee Member Janet Olliff (JO)

ORRA Committee - Apologies Received:

Greg Evans

Committee Members in Attendance: 9

Householder Residents by Address - Present:

11 Walnut Tree Walk (WTW); 18 WTW; 19 WTW; 25 WTW; 26 WTW;
1 The Close; 8 The Close; 12, The Close;
2 Manor Way; 2 Ratton Drive (RD);
6 RD; 15 RD; 16 RD; 17 RD; 18 RD; 19 RD; 20 RD; 26 RD; 28 RD; 38 RD; 42 RD;
2 Ratton Garden (RG); 6 RG; 10 RG; 12 RG;
50 Upper Ratton Drive (URD); 52 URD; 54 URD;
6 Linkway; 8 Linkway; 5 The Grove;
12 The Grove; 17 The Grove

1. Welcome

The Chair (CT) opened the ORRA AGM at 7:00pm covering usual housekeeping, noting with 33 households in attendance the AGM has a quorum. CT explained process improvements from the last AGM, this to include the use of microphones for audibility and the use of AI note taking software 'Cue' to consolidate the AGM recording into short, informative minutes.

2. Notice convening the meeting of ORRA

This was communicated by CT, noted that 7 Advance Questions (AQs) had been received and, as the AQ themes linked to the reports, these would be addressed as these reports were delivered during the AGM meeting.

3. To receive apologies for Absence and Notification of Proxies

Apologies Received: 1 WTW; 3 WTW; 5 WTW; 10 WTW; 20 WTW; 23 WTW; 28 WTW; 6 The Close; 4 RD; 12 RD; 13 RD; 36 RD; 42 RD; 8 RG; 10 Linkway; 10 The Grove; 13 The Grove; 21 The Grove; 10 The Grove - Total Household Apologies Received: 18

Proxies Received: 10 WTW; 25 WTW; 28 WTW - Total Household Proxies Received: 4

4. To formally adopt the Minutes of the AGM held on 20th May 2025

Minutes from May last year's AGM were proposed by [CT] and seconded by [2 RD resident], subsequently adopted by majority vote, noting a WTW resident surname spelling correction will be reflected in website-published minutes.

5. Matters arising from the Minutes

No matters arising noted.

6. To receive and adopt the Treasurer's Report and Statement of Accounts for the year to 31st March 2026

Treasurer's report delivered by GR, expanding on the 'AGM Pack' provided 'Statement of Accounts':

- Last year's [2025/26] Maintenance Charge (MC) payments all received except for 1 Resident [pending ORRA agreed 'Roads' works completion] and Dudrich / Raybar 'garages', where progress with arrears recovery is progressing in earnest
- In respect to 2026/27 Maintenance Charge (MC) payment compliance, only 9 unpaid, but still within the 2-month payment timeframe, reminders having been set out
- The agreed ORRA 'Reserve' or 'Contingency serve/contingency needs are being worked through, being dependent on budget costs linked to both 'Roads' and 'Trees' planned expenditure in 2026/27, noting with BT Openreach Full Fibre disruptions now known, 'Roads' and 'Trees' expenditure can be progressed without issue
- Maintenance Charge (MC): current 2026/27 year increased up by 4%, aligned with Customer Price Index (CPI)
 - A vote was taken to adopt Treasurer's Report AND to propose retaining Committee discretion to increase the 2027/28 Maintenance Charge by up to 10%

- Proposed by [30 Upper Ratton Drive resident], Seconded by [20 Ratton Drive resident], subsequently adopted by majority vote, noting Committee expectation this will likely be less than 10%.

7. To appoint accounts for the year. Hogarth Business Service Limited have indicated their willingness to continue in office

Proposed by [2 The Close resident], Seconded by [17 Ratton Drive resident], subsequently adopted by majority vote.

8. To receive and adopt the ORRA Committee Reports

Planning Report, to include Renewables

- CWH summarised planning, noting that ORRA Planning 'tracking' has been improved with a dedicated Excel Spreadsheet recording / tracking applications and status; 21 Spreadsheet entries since last year, ranging from houses on the market to roof solar panels and window replacements
- Some retrospective applications for previously rejected work that has since been completed have been considered and approved
- Residents are encouraged to use the application form and website guidance notes; please engage the committee with questions.
- GC summarised the Renewables Guidance, noting that the survey undertaken late last year to gauge opinion had a 27% response rate from 149 properties, the survey noted:
 - Estate character preservation remains a strong priority
 - Renewables acceptance was around 60% supportive generally, noting that for front-facing solar panel installations, 80% are opposed to significant / detrimental changes
 - The committee remains unwilling to consent to front-facing solar panels and for rear solar panel installations: the committee is more acceptable if street scene isn't affected
- The ORRA Planning Guidance has been amended to Includes both solar panel heat exchangers considerations
- The neighbour-consent rule: The majority supported allowing committee to overrule unreasonable objections in some circumstances and this has been added to the Planning Guidance
- Resident at No 18 WTW asked about ongoing Planning Guidance review; GC confirmed guidance will be kept under review due to rapid changes in renewable technology.

Full Fibre Report

CT summarised the current year's BT Openreach (OR) Full Fibre efforts;

- Historically, the initial OR proposal to dig up estate roads was rejected due to poor quality of road reinstatement seen elsewhere (e.g., Eastbourne) and concerns / confidence in replacing the finished road surface in Walnut Tree Walk
- The 2025/26 revised OR solution [which has been shared with residents and approved by the committee] uses existing poles plus targeted 'soft dig' (in soil/verges, not roads), works, being three new poles and five 'soft digs' plus one necessary road crossing on The Grove, in summary, the works encompass;
 - A new pole on Parkway (public land) to serve 14 properties at lower Walnut Tree Walk
 - A new pole on the verge at 32 Ratton Drive verge (to bypass blocked ducting)
 - A new pole on the verge at 25 Walnut Tree Walk
 - Further soft digs referenced at / near the top of Walnut Tree Walk onto Manor Way, Manor Way verge and the verges at 45,46 and 48 Ratton Drive
- Phase limitations: OR funds currently don't have resources to cover connecting Ratton Gardens (RG) in 'Phase 1', but Phase 1 includes required infrastructure RG investment for subsequent 'Phase 2',) being a distribution box on land owned by RG) to enable 'Phase 2' RG full fibre connection
- Anticipated Timescales: works to commence early July and residents will be kept informed of progress and conclusion of such works
- 6 RG resident asked why the AGM pack didn't explicitly recommend RG to be included in Phase 1 with a timeline, noting spending over £1,000 on Starlink after believing RG would be included in 'Phase 1'; Committee response; RG plans are in the full May 2026 Full Fibre report on the website; omission from pack was to prioritise / keep the mailed pack shorter, OR has not budgeted RG in 'Phase 1' because of resource / cost issues outside ORRA's control, noting the committee will continue to pressure for Phase 2 after Phase 1 prerequisites are completed
- CT clarified that all RG Directors attended two committee meetings and supported the phased approach.

Trees Report

JAC presented a three-part tree plan, being:

- General maintenance: crown inspections, condition assessments, light pruning early summer; major pruning later (when sap falls back) and storm-damage checks in winter
- Residents asked to report hazards (JAC resides at 26 Ratton Drive)
- New planting scheme: delayed until Full Fibre works complete to avoid reworking / removal; residents with verge spaces can request new trees
- ORRA will prep ground and plant; residents may be asked to water new trees (especially in dry weather)
- Aging tree stock requires succession planning; no removals unless necessary (disease / safety)

- ORRA spend on trees has been minimal over last 12 months; next arborist visit is due in 2027, with possible spending on new trees in the second half of the year.

Roads and Drainage Report

GC has recently taken over responsibility for roads. In the near-term planned 'catch-up' works are limited road maintenance due to the potential impact of Full Fibre (to avoid reworks). Catch-up items include:

- Road surfaces, road humps, signage and review / replacement, verge protection (caused by lorry / building works damage), and no parking signage for RG entrances and Contractor work hoped to happen later in May
- Drainage / surface water is a major emerging issue, older ORRA committee reports referenced (Conway report 2016 / 2018) and a new road / structural engineer engaged (French Engineering) who have produced a detailed report, noting:
 - Water sources: escarpment runoff (Willingdon Hill down Linkway / Ratton Drive) and runoff from roofs / driveways funnelling downhill
 - The existing system is some [100-years old] and can be overwhelmed during deluges; residents in vulnerable positions were urged to take prudent measures themselves
 - Potential investigation / remediation plans include relocating drains that have ended up mid-road, mapping incomplete soakaways, and addressing issues that some drains often discharge into residents' frontages (no system taking water off the estate)
- Roads and drainage budget context and considerations: GC cited surveyor input: potential immediate roads spend could be in the region of 60k to 90k (not intending to do it all at once; likely phased and the 90k would be the budgeted ceiling)
- Ground radar cited as a possible tool: up to ~£33,000 for the whole estate, but could be targeted
 - 6 Ratton Drive resident asked about a police contact sign on Ratton Drive previously removed during lamppost painting; GC said he will look for it and sort the issue
- Tree-planting vs drainage question: several residents raised concerns about new verge planting would impacting rainwater drainage (root ingress), both GC and JAC acknowledged balancing competing trees /roads /drainage tensions, JAC described the need for a cautious tree species selection and possible use of root barriers (with care around loadbearing roots of mature trees)
- Signage principles: 3 The Close resident requested the importance and general principle of minimal signage; GC agreed and emphasised uniform, clearer signage where needed
 - 20 Ratton Drive resident noted conflicting 20 mph vs. vs 10 mph signs near humps, asking for a unified approach
- Speeding / noise: There were multiple resident comments about vehicles (and motorcycles) speeding over road humps, such concerns relating to both noise and safety

- 34 Ratton Drive resident raised the issue of motorcycle noise / speeding, thought to be linked to a specific residence in The Coombe (not part of ORRA), CT suggested exploring a collective / police / community officer approach and bringing it to the next committee meeting with feedback via the ORRA newsletter
- 12 The Grove resident raised the issue at the lower end of Ratton Drive where the speed hump is breaking away and potholes are evident near 42-44 Ratton Drive, other noted potholes being around 14 and 16 Ratton Drive and The Grove; these were acknowledged by GC and are included in the 'catch-up' and 'immediate' scope of works items in the 'Roads' plan.

9. Committee nomination forms received

No committee nomination forms have been received.

10. To elect ORRA officers and committee members

Officer elections (elected unanimously by residents unless otherwise stated):

- Chair: CT re-elected unanimously
- Treasurer: GR stepping down (staying on committee); JO elected Treasurer unanimously
- Secretary: CW elected Secretary unanimously
- The remaining committee members (GC; JC, JAC, CHW, GR and JD) voted to stay on; vote carried unanimously.

11. Any other business

20 Ratton Drive resident raised an 'accessibility suggestion' noting that the red / green voting cards used are not assessable to red /green colour-blind residents; suggested using shapes or other methods, 20 Ratton Drive resident offered to find examples for next year's AGM.

CT raised the paper-free initiative: residents invited to opt in to email communications and opt-out form have been included in the AGM packs. Updates can be returned GR red

post box (17 Ratton Drive) or by email at contact@orra.online JC maintains the tracking spreadsheet.

The 2025/26 ORRA AGM was closed with resident agreement at 20:10