

**MINUTES OF CALTHORPE RESIDENTS' SOCIETY (CRS) AND CALTHORPE ESTATES (CE) HELD
ON MARCH 30 2023 AT CALTHORPE ESTATES, 76 HAGLEY ROAD.**

Present: Haydn Cooper (HC) Calthorpe Estate; Steve Richards (SR) First Port; Peter Arnold (PA) CRS; Barbara Bradbury (BB) CRS

1. Progress on items previously raised:

28 Farquhar Road: SR currently speaking to the Developers – concerns that current plans are too big for the plot and the impact of the elevation of the roof.

117 Gough Road – the main problem house – is nearly emptied. SR still chasing Accord. CE have issued a dilapidation order for remaining properties but have had no response to date.

31 Woodbourne Road – initially roof on and scaffolding up. Some work on the coach house at the side has been done (not visible to residents). SR is convinced there is a commitment to get the house built.

Melton Drive garages – Planning permission needed to demolish ugly buildings in a conservation area but Council dragging their feet badly so ugly garages remain. Advice is to lobby our Councillors.

Pond at rear of Hampshire Drive – The RA declined CE's offer for them to take on responsibility for the pond. In the meantime CE have removed some branches and continue to maintain a "light touch" management of the pond.

2. Management of Calthorpe Estates: HC acknowledged that the takeover from Mainstay by First Port has not been without difficulties. CE are having regular meetings with FP and would ask that residents with problems contact CRS rather than individually contact HC direct.

3. Future of Calthorpe Clinic in Arthur Road -confirmation that the premises have been sold to a group of doctors. Lease restricts use to medical purposes.

4. Relationship between Trident and CE (Templefields) – regarded as a "blot on the landscape". **PA asked SR to contact the owners and ask them to smarten up the area.**

5. Five Ways Tower – currently there are about 50 bags of rubbish dumped in the grounds. Black bags initially reported about 3 months ago. There is a weekly security patrol organised by Simon Trimmer who is responsible for security on the Estate and regular reports are sent to the Head Lessee. 10 days ago they reported they would get on with removal of the rubbish. This is a commercial problem – not SOM. CE and the owners have been working together for 12 months and hopefully they are getting near a deal.

More boarding up has taken place at the HSBC building.

6. Graffiti on the Estate – CE does arrange for removal of graffiti on their own buildings.

7. Chad Square – very neglected - both buildings and car park. Lawyers are currently looking carefully at the lease re responsibility for the car park (the owner maintains it is CE's responsibility). There appear to be some ambiguities which need to be resolved. **HC will also get the lawyers to check the leases re the condition of the flats above the shops.**

8. Edgbaston Conservation Area.- BCC have presented the draft document to CE who have currently paused the project as they have had no input and need time to consult.

9. Why does the SOM only cover freeholders and not leaseholders. Leaseholders have to comply with their lease; if they then purchase the freehold they need to comply with the SOM.

10. First Port – some of the questions raised were as expected commercially sensitive. HC explained that the contract was wide ranging but confirmed again that in addition to CE's regular meetings with Senior Management at First Port they also had regular meetings with operational managers.

AOB

19 Ampton Road – still going through planning. The issue was demolish and rebuild. SR confirmed that he was happy with the revised design and that he appreciated that other people may have a different view. There was also a query about a missing matching pier. SR says replacement/return of pier is promised. Piers not listed.

Birmingham Botanical Gardens – HC confirmed that Calthorpe Estates own the buildings and the ground. BBG have a full repairing lease.

There was a query over whether **CE have an historic map of their Estate. HC undertook to check this out.**

Michael Drive – planning permission was given to an owner 3 years ago to build 2 houses. Michael Drive is privately owned and the applicant contributes to the service charge. Many conditions have applied to planning consent, one of which is that there must be a project manager who is a single point of contact.

The meeting concluded with HC confirming that he would be happy for the Minutes of our meetings to be distributed to CRS members after he has approved the Minutes.

Early July was suggested for the next meeting.