

Bownham Park Estate - Guidelines for Residents

The Bownham Park Estate is a private estate between Minchinhampton, Rodborough and Bownham Commons in Gloucestershire. The roads and services are all owned and maintained privately by Bownham Park Rodborough Residents' Association Limited. The purpose of these guidelines is to explain to residents the relationship between the owners of the properties and the company which manages and maintains the Estate. They also set out the guidelines which apply to all members of The Association and highlight ways in which we can all ensure the Estate remains a pleasant and peaceful environment for us all.

Bownham Park Rodbrough Residents' Association Limited

Bownham Park Residents' Association Limited (The Association) is a company limited by guarantee.

The Company (The Association) was formed in 1976. Its objectives state that it was formed:

“To regulate for the benefit of all the Residents at Bownham Park the enjoyment of amenities and provision of services for the benefit of the Residents at Bownham Park (Estate) ...in particular...

Ownership of the private estate roads and common drainage for storm water and foul drainage.

The benefit of and the right to enforce all covenants and other obligations.

Power to prosecute or compromise or defend any proceedings to waive or substitute any covenant or other obligation.

To make bylaws and regulations for the good management of the Estate by which its members and others shall abide.

To carry out upkeep improvement and amenity of the Estate and its approaches.

To collect residents on the Estate such contributions or subscriptions towards the Association's expenses and to provide for its future commitments and contingencies.”

The Company's constitution is set out in its Articles of Association which in summary are:

Membership of the Association shall be confined to property owners at the Estate.

Where there are two or more owners they shall be deemed to be one member of the Association.

Every Member shall from time to time on demand by the Secretary or Treasurer in Writing subscribe towards the expense and provisions of the Association.

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Annual General Meeting

The Association shall hold a General meeting in every year as its Annual General Meeting

AGM and special resolutions shall be called by 21 days notice in writing.

A third of the total number of members are required to be present to be a quorum.

Officers

Consist of a secretary and a Treasurer elected at the Annual General Meeting. Each hold office until conclusion of the next AGM and are eligible for re-election.

The Council

Consists of the Secretary and Treasurer and not less than four and not more than six other members and such additional persons as may be appointed by the Council. The Council retire at the conclusion of the next AGM and shall be eligible for re-election. The Council shall elect a Chairman and a Vice-Chairman

The Council carries out a number of duties including:

- Maintain a members' register of property owners.
- Estate maintenance including roads and common drains.
- Health and Safety responsibilities as owners
- To uphold the one dwelling per property covenant and other obligations between The Association and property owners.
- To monitor and approve any other building or structure in line with covenants.
- To preserve the Estate as a desirable residential area and to encourage the preservation of the rural beauty and characteristics of the Estate by the care and maintenance of the verges, trees, shrubs and common areas.
- To make representations to the Local Authority, Public Bodies and others with regard to matters concerning the Estate and these objects.
- To do all lawful things incidental or conducive to the attainment of these objects or any of them.
- To provide a web site for information for residents and prospective purchasers.

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Finances

Managing an Estate of this size is expensive. The only source of regular income is the annual subscriptions. These have always been kept at a level well below that of other estates of a similar calibre by virtue of the fact that the Council is made up of volunteer residents rather than paid managers. The level of the subscription for each year is set at the previous year's AGM by vote of the residents. Subscription notices are sent out at the beginning of each year and residents should pay promptly (A discount is offered for prompt payment) so that the Council does not waste time and resources chasing payment. If a subscription is more than six months overdue, the Council may, at its discretion and after considering any extenuating circumstances, ask the Association to pursue a County Court claim against the property owners.

Roads and Haunching

All the roads and haunchings on the Estate are the property of the Association. They do not belong to the individual residents. The Association's ownership of the roads and verges is an important weapon in our stand against unsuitable building developments and infilling and the Association therefore will not allow its rights over them to be eroded. Residents may not alter *in any way* the appearance of the verges without written permission from The Association. This includes (but is not limited to) the placing of signs or hoardings, the planting, trimming or cutting down of trees and shrubs, the altering of access from houses to the roads. The Association will require any of its verges altered without permission to be restored to their previous state at the resident's expense.

No one is permitted to deposit materials such as garden waste or rubbish or building materials, tools or equipment on the verges or roads. For safety reason Skips are not permitted on the roads or verges . *(A £500 per week rental charge (or such other amount as may from time to time be levied by the Association) will be imposed if any material is placed on its roads or verges without prior notification to and express agreement in writing from the Association. Such permission is not usually granted and will only be considered where there is no practical alternative arrangement; where it is time limited; where adequate protection is provided for the grass, shrubs and trees on the verge; and a commitment is given to repair and damage promptly and fully).*

Sometimes the repair or installing of services such as gas or electricity to a property will mean the utility company has to dig up the road outside the resident's property. This is not permitted without the prior notification to and express agreement in writing from the Association. Such permission will not be unreasonably withheld, but the resident concerned will always be responsible for the quality of the restitution made by the utility company and will be required to redo at their own expense any work reasonably considered by the Association to be unsatisfactory.

Speed

There is a mandatory 20 mph speed limit on all roads in the Estate. This has been set by the Association as owner of the roads and is for the safety of all residents, particularly

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children.

General Guidelines

There are many ways in which all residents can contribute to keeping the Estate a pleasant and peaceful environment in which to live. We will all benefit if everyone observes the following guidelines:

Noise: Bear in mind that one resident's fun party is another resident's sleepless night or disturbed weekend. Other common sources of noise nuisance are barking dogs or loud radios in the garden. Please be as considerate to your neighbours as you would wish them to be to you.

Children: Parents are asked not to allow children to play unsupervised in the road. There are many blind spots on the estate and no footpaths.

Dogs: In the interests of health and safety, dog owners must ensure that their dogs are kept on leads and that they do not foul verges and roads. Please remove any dog fouling.

Gardening and Bonfires: Please try and avoid noisy garden works before 8 am on weekdays and at weekends. Bonfires should be avoided; SDC provides recycling facilities for garden waste.

Gates: To keep cattle from wandering into Park please close the pedestrian gates at both entrances.

Neighbourhood Watch: A Neighbourhood Watch scheme operates on the Estate. If you see something suspicious, or become a victim of crime, please contact the current Neighbourhood Watch co-coordinator.

Police Community Support Officer

Tanya White is our CSO and can be contacted on 0845 090 1234 or by e-mail tanya.white@gloucestershire.police.uk

Council

A list of current Council members, their responsibilities and contact details is circulated annually and is also available on the website: www.bprra.co.uk

Walkers

Drivers are asked to take special care to look out for walkers as there are no footpaths.

Conclusion

We hope that the information on this website will fulfil three aims:

- A valued source of information for existing residents.
- Information for prospective residents to Bownham Park
- To ensure the Estate remains a pleasant and peaceful environment for us all.

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PSCO contact details updated July2010