



Report of the Special General Meeting (“SGM”)

On 21 October 2013, a SGM was called to table the following motions: **1)** To bring the 1966 Trust Instrument up to date, **2)** To utilise up to £15,000 of the reserves to improve the quality of the lighting on the estate and **3)** To disallow the overnight parking of vehicles over 3.5 tonnes and untaxed vehicles on the estate. The issue of security was also tabled as an additional agenda item.

Motion 1 was abandoned as there were only 112 of the 160 votes required to undertake the voting. The Trustee Board will consider the results and the comments and ideas shared by the proprietors and will seek to find alternative ways of getting more people to vote.

Motion 2 was not carried and the results of the voting were as follows: 21 in favour, 88 against and 2 abstained. There was extensive debate on the quality of the lighting illumination since the installation of LED lighting on the estate. To summarise the key message from the proprietors was the quality of the lighting illumination does not throw light in the same way as the previous light hence creating a number of dark spots in the estate and creating safety concerns as we approach the shorter days for winter. The Board has agreed to seek proprietor views in proposing a solution to provide lighting similar to the previous levels of illumination.

Motion 3 was carried by a majority. The Board will now work with the UK Parking Control Limited, a contractor currently administering the parking scheme within the estate to implement the changes required.

Lastly, in comparison to the venue of the OGM, this meeting was conducted with improved acoustics and the use of microphone audio systems. We intend to continue to provide better venue facilities for future meetings.

Security on the estate

A number of proprietors have stated that poor lighting is increasing, in their perception, of poor security on the estate. Given the number of incidents brought to the Boards attention and notwithstanding the reports that have been made to the Police, we will seek to address this with input from proprietors. A final decision on the list of possible solutions will be agreed by the Board and a proposal with (any) additional funds associated with the solution will be submitted to proprietors. This is likely to be undertaken in 2014 by giving precedence to resolving the lighting issue as a priority.

Following proprietor requests, the Trustees are also going to look into a pilot for CCTV similar to other estates, and will report back in the New Year.

Changes on the Board

Following the SGM, **Somi Malik** who served as Norman’s deputy has succeeded Norman Harris as Chair on the Trustees Board. The Board thanks Norman for his time as Chair over the last four years. Norman remains as a trustee. **Steve Porter**, a long standing proprietor and retired telecoms engineer joins the Board as a co-opted trustee. Steve brings a wealth of experience and has been a proprietor for over ten years. There are likely to be further vacancies for Trustees at the end of the year. Please consider your availability as the estate needs a fully representative and active Board of Trustees. As part of the transformation of the Board, we now have formalised descriptions of the role and responsibilities of a Trustee, which are available for anyone interested in the role.



Lighting enhancement

Following the SGM, the Board have started to look at who should be involved in the Lighting sub-committee and its terms of reference, which will involve a number of proprietors to form this committee. In accordance with the current Trust Instrument, this Committee must be led by a Trustee with all final decisions taken by the Trustee Board as the officers for the Trust. It is important to stress that the solution whilst developed with input from representatives of the proprietor group, decision to commit additional funds may only be made at Trustee Board level. We have started to gather information on possible solutions and whilst the Board agrees that optimal lighting with illumination very similar to previous lights is the objective of the project, we are also mindful of the budget constraints that we have to work with to achieve this outcome. We will keep proprietors updated via our website on the progress of the lighting project however, the resolution of this matter will not happen overnight.

Rationalising green waste costs

In addition to Croydon Council's borough wide green waste service, the Trust also provides a green waste removal service at the garden compound. In order to achieve cost efficiency and savings, the Trustees will revisit whether this service is needed and will update you further in a future newsletter.

Communicating with the Trustees / Trustee Surgeries

The official way of communicating with the Trustees remains via the email: trustees@turnpike.org.uk. This is to allow all trustees to understand proprietors intended communication directly. It is clear from the SGM that more needs to be done to understand proprietor concerns and ideas more frequently which at times is best achieved in face to face meetings.

The Trustee Board, under the new chair, will embark on a programme of "Trustee Surgeries" to encourage communication with proprietors, and road shows may be utilised as necessary to showcase new initiatives. We hope these new initiatives will bridge the communication gap between proprietors and the Board, and will encourage collaboration to enhance our valued estate.

We wish you a good year ahead and robust health for the upcoming New Year.

Issued by your Trustees on 4 November 2013.