

Hampshire Lakes Residents' Association



Minutes – Committee Meeting Saturday 6th June 2026

Present: Jenny Hydes (Chair), Ann Chelley (Vice Chair), Roger Pearce (Secretary), Sam Dauncey (Treasurer), Carolyn Hill (Membership Secretary), David Allan, Ann Hill, Roger Pullen & Joan Russam (9/11).

There were **21** Members and 1 Visitor attending as observers, the details of whom are attached to these minutes.

1. Apologies for Absence: Keith Hall & Janet McCombie

2. To approve the minutes of the meeting held on 2nd May 2026

The minutes had been circulated to all committee members. They were approved unanimously and then signed by the Chair.

3. Matters Arising:

a. Use of the Bistro and Bar by Outside Bodies (Jenny)

You will recall that at our May Committee Meeting (on 2nd May), this matter was discussed and referred to all the 25 attending observers. As a result of the subsequent **unanimous decision** that such meetings of outside bodies should not be held on our premises (**which are our home**) and that **in future** all such requests for hiring should be referred to our committee for discussion, the committee asked me to inform Gaye of our decision and repeat our request for the immediate cancellation of the event of 13th May, **particularly as this was advertised to have been an open event (Bingo) with an invitation to any member of the public to attend!**

As Gaye had referred the matter to her line manager, I emailed Alex Deller on 2nd May informing him of our concerns and asking him to cancel the event (copying this to Howard Dawson, his manager).

On 11th May Alex wrote a lengthy reply, in which:

- (a). He gave a judgement on the case (which was basically Gaye's). He did not ask for our side of the issue.
- (b). He wrongly asserted that Gaye had **fully** discussed the proposal with me, the vice chair and the secretary **at our monthly private meeting**, when she had done no such thing, **as there had**

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been no mention that the event was to be BINGO with an open invitation to any member of the public to attend.

(c). He quoted Gaye's email (referred to above).

(d). He doesn't understand our rights as leaseholders. If he thinks that Gaye can rent out our facilities, it appears that he is plainly wrong.

(e). He did not mention our safeguarding concerns.

On 14th May Gaye wrote saying "We have temporarily suspended any further RBL usage of Hampshire Lake's restaurant and bar". I then wrote a formal response to Alex, with a brief reply saying that I would consult our residents.

At this point of today's meeting, discussion was opened, first to the Committee and subsequently to the observing members, when various comments and suggestions were forthcoming. There was universal agreement that the outside use of the Bar/Bistro was condemned and seen as a breach of safeguarding for a vulnerable community.

Action: Following the endorsement of our previous decisions, the committee directed that Jenny sends a letter to Alex, emphasizing our continued concerns.

4. Reports on contact with local management

a. Meeting with Gaye on 3.6.26 (Roger Pearce)

Roger presented the report from this meeting which dealt with outstanding matters raised at the May committee meeting.

The notes from this meeting are attached to these minutes as Appendix A.

Re item 10.: Action: Speak to Gaye again regarding deliveries using the official route from the staff car park, rather than using Oakleigh Square. Encourage residents to take photos of those vehicles who abuse our signs, remembering that ambulances need free access to the main building.

5. Treasurer's Report (Sam)

In the last month we've subsidised the 6th May quiz night by providing prizes (£49.40).

We received £1.32 change from the £500 we made available for additional plants, and the first subscription for 2026/2027 has been paid. This leaves us with a balance of £2896.34. We also still hold £377.14 for the Bridge Club.

6. Membership Secretary's Report (Carolyn)

We have more new residents this month:

Ruth Flood in 23 Beech Grove.

Ruth and Peter Rothwell in 24 Beech Grove with Billy the dog.



Cathy Park in 72 Oakleigh Square.

Joan Morrison will be moving into 37 Oakleigh Square sometime soon when her refurbishment is complete.

There are 4 vacant apartments in Oakleigh Square, 1 in Birch Grove, 1 in Beech Grove and 1 in Maple Bank, which makes **a total of only 7 vacant apartments.**

Having spoken to all the new arrivals, I am pleased to say they are all happy they have moved here and they are impressed by how friendly everyone is.

7. Working Parties and Action Plans:

a. Redesign of Bistro (Keith)

Due to Trevor's annual leave, this week's meeting was postponed until 23rd June. The diagrams for the proposed changes to the Bistro have been circulated to the committee and the GM, the estimated cost of which will be in the region of £50k which will be paid for from the Sinking Fund.

b. Finance

(i) Wellness Centre Income (Joan)

Its 10 weeks since our submission to the Ombudsman but still no response. Joan has sent a reminder which was acknowledged.

c. Wellness (Keith)

Ladies Changing Room entrance door

Over the last couple of months there has been much discussion about the Wellness Ladies changing room access door. For disabled members the door is difficult to open due to the door handle and weight of the door.

A number of options have been reviewed, and the decision has been made for both the Ladies and Gents changing room doors to be made fully automatic, similar to the library door. These changes will be funded from the Sinking Fund.

d. Maintenance (Roger Pearce)

(i) General: Appendix A gives the update re the Phase Two Balcony repairs, Phase One windows, Cyclical Refurbishment and the back-up boiler.

(ii) Parking: The small "residents only" individual parking signs have now been erected by all the relevant parking places, where it was not possible to secure a larger sign on an adjacent fence. The individual index plates should now be removed.

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The requested "Visitors" Bay (marked in yellow) has been designated next to the recycling shed opposite Pine Bank. I would suggest, on behalf of all residents in Pine and Lime, that this bay is left for family and friends. Should it be occupied on their arrival, I would also suggest that they use one of the three "Visitors" bays at the rear of Birch, where there are an additional four "Residents" bays that are not currently being used.

e. Bistro and Social Activities (Joan)

Bistro

During the recent heatwave the temperature was unbearable in the Bistro. Part of the problem is that the doors are opened wide all day. The rule in all hot climates including ours is to keep all windows and blinds closed until the cooler evening, so keeping the hot air out. The staff were advised but to no avail. Last year this matter was discussed with Gaye with a view to providing some fans but so far these have not been supplied.

Action: Speak to Gaye regarding the provision of fans.

Social

Plans for the 10th Anniversary are complete. The day will include a free picnic lunch from Anchor in the Sensory garden, visits by Anchor Senior Management, local dignitaries, old friends and the press. There will be displays in the garden room and reception including photographs from the last ten years. The Gala dinner in the evening is already sold out (64 people) and promises to be a memorable occasion. Thanks go to all the residents, staff and Gaye who have contributed to these celebrations.

Next month we look forward to Pizza in the Park, a River Trip on the Thames as well as a theatre visit to see "Burlesque the Musical". Watch out for details soon.

f. Transport (Ann Chelley)

Acquisition of New Minibus

The good news is that the contract with Gowrings has been signed (at the beginning of May). Our minibus is a Vauxhall Movano with 17 seats which means that more seats can be removed giving more space for walkers and wheelchairs. A rear-view camera and air-conditioning will also be fitted. The not so good news is that delivery will not be until October. Regular users of the minibus have experienced various problems over the last months. We have had a jammed tail lift and ingress of water through the roof window. Terry has always managed to get everyone safely home, but not necessarily dry. The tail lift problem could leave our residents marooned anywhere from Yateley to Bracknell. Therefore, I suggested to Gaye, that we should be prepared to hire a vehicle - (maybe through "Gowrings") as there is such a lengthy period between signing the contract and delivery.



g. Grounds and Garden (David)

June is the time when all the big, over the top, summer blockbuster flowers make their first appearance. For a couple of months, the garden looks like the top of a box of chocolates. The weather is improving leaps and bounds in June, so if you still have tender plants you felt a tad iffy or you happen to live fairly well north then plant them out now. They soon catch up so won't have lost out. There's lots to keep on top of in June, but this is when all the work begins to pay off .

Perennials and shrubs cover the ground and begin smothering out weeds. Lawns won't be growing quite so fast as the weather gets hotter and drier, and the patio looks a lot more colourful. Get the essentials out of the way and then settle into some really constructive gardening - but don't forget to leave time to sit down and enjoy the view!

The gardeners have been filling bare patches around the village, using plants purchased with the HLRA's donation. The current pressure is on watering the grounds due to the hot weather. However, this has been hampered by missing hosepipes and attachments. Please look out for these and inform Mike if they are located.

h. Less Able Residents (Ann Hill)

I have nothing to report this month.

8. Invitation to Gaye to meet the whole Committee once or twice a year

It was agreed to issue an invitation to Gaye for her to meet the whole committee twice a year at a location other than "Cottons". This would need to be a formal meeting, in addition to our regular monthly meetings, with an agenda to allow both members and management to share ideas.

Action: Invite Gaye to meet the whole committee twice a year on dates yet to be confirmed.

- 9. Reminder that our AGM will be held in September**, when any motions can be discussed and a **new committee elected**. The relevant information and paperwork will be issued in due course. Sam commented that, as our financial year ends in June, all accounts should be audited well in advance of this event.

10. Any Other Business:

- (a)** We will be holding another **"welcome to new residents tea party"** from 3.30.pm on **Tuesday 9th June in the Library**. Carolyn will ensure that we have responses from all those invited and will prepare labels for all present. All nine members at today's meeting indicated that they will be able to attend.

The meeting closed at 11.37.am when Jenny invited non committee members to raise any concerns:

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(b) Re Item 8 of Appendix A: Adrian queried the reasons for blocking the outlet pipes from the pond, as it is part of our flood prevention scheme.

Action: David will speak to Mike concerning this matter.

The meeting closed at 11.40.am.

11. Date of Next Meeting:

Saturday 4th July 2026 at 10.30.am in the Library, prior to the Hampshire Lakes Summer Fayre which is to be held from 11.30.am to 3.pm.

Secretary

Chair