

ROMAN PARK MANAGEMENT LIMITED

NEWSLETTER SUMMER 2023

EQUAL CONTRIBUTIONS

The Trustees are responsible for

- (a) the management and administration of the Management Company (excluding any Director's fees)
- (b) managing, insuring, maintaining, cleansing, repairing, renewing:-
 - (i) The Amenity Lands
 - (ii) Any buildings and facilities on the Amenity Lands, and
 - (iii) The access ways and service installations serving the Amenity Lands (Extract from the Third Schedule of the Covenant.)

The Trustees use the Equal Contributions from every property in the Roman Park Estate in order to carry out these duties.

There are still some properties who are deciding not to pay the Equal Contribution. The Trustees have been rigorous in recouping large amounts owing but there are still a number of ploholders who owe more than two years contributions. They will soon be receiving letters in which, unless payments result, will be incurring interest charges.

On 27th November 2022*, a joint meeting of the Residents Committee and Trustees noted that, 'Door entry system was discussed and informed by Bob that the new system should be activated within the next month and bob (sic) to confirm date of activation.' This followed a meeting in September with the MKCC Licensing Officer who recommended reducing the licensable area to accommodate public access to the café and, 'You should also secure the access to the premises to prevent members of the public gaining access to the club area, unless they are a guest of a member.'

On this basis the unused swipe access system was moved from the front door to the entrance doors of the bar area and the meeting hall. A variation to the license was applied for but, through an oversight, didn't specify using the swipe card system.

In the early part of this year the Residents' Committee did sterling work in updating the register of members and issuing membership / swipe cards. To be a member of the RPRC a person must be a plot holder and not be in breach of the Deed of Covenant entered into with RPM Ltd in respect of contribution payable

Since then, the Residents' Committee has decided they don't wish the Trustees to go ahead with the swipe entry system.

The Trustees believe there are a number of users of the bar area who are not current with Equal Contributions. The payment of Equal Contributions is confidential between the plot holders, the responsible Trustee and the card issuing member of the Residents' Committee. Trustees feel this information should not be shared with staff.

The Residents Committee feel a notice saying 'Members Only' is sufficient to prevent entry by non-members. They say staff should know who are members and can always ask individuals. We feel staff should not be placed in this position.

The Residents Committee in an email dated 4th June 2023 have issued the following series of statements:

- 1) The Residents Committee believe it would be unreasonable for Milton Keynes Council Licensing Authority to impose the electronic card swipe system on the club.
- 2) From what we know the Residents Committee believes Milton Keynes Council Licensing Authority HAVE NOT imposed the electronic card swipe system on the club.
- 3) The Residents Committee believe it would not be in the interests of the club membership for the Trustees to retrospectively ask Milton Keynes Council Licensing Authority to include the electronic card swipe system on the club.
- 4) The Residents Committee believes the club could reasonably rely on the "Members only beyond this point" signs backed up by policing via our paid staff to ensure members and their guests are the only people allowed in the licensed areas of the club

- 5) The Residents Committee absolutely believes that the Trustees must NOT impose the electronic card swipe system on the club membership on the basis that it is a licensing requirement if it is not.
- 6) If the Trustees want to impose the electronic card system on the club membership it must be for a genuine TRUE and reasonable reason.

In a further statement they say, 'Non payment of fees by the time they are due is a matter for the Trustees. If this (question) is loaded towards introducing the electronic card system so you can deactivate non-payers, please think again.' (Email 5th June 2023)

The Trustees feel the only way to comply with the Licensing Officer's comment of September 2022 is to initiate the swipe card system, as agreed by the Residents Committee in November 2022. The Trustees feel it is not fair for individuals, however well-known they may be to staff, to use the facilities, which others are paying for, when they are not.

Accordingly, at their meeting 4th July 2023, the Trustees have decided to apply for the original Variation to the License to be rephrased as outlined by the Licensing Officer in September 2022. They will also include the opportunity for the hall to be used by non-members as an 'overflow' for the Coffee Shop and also for non-members who are plot holders/residents to attend the Trustees General Meetings. Swipe cards will be operative from Saturday 22nd July 2023.

The Trustees have also said that any plot-holder who is in arrears with Equal Contributions will not be allowed into the Licensed areas as a guest of a member.

Item 7 Premises of the Roman Park Residents Club Constitution says,

'The Club agrees to occupy the premises provided by the company on the terms offered by it and subject to its terms and conditions.'

If you wish to have a membership / swipe card then please contact the Roman Park Residents Club romanpark2023@aol.com.

If you already have a card and wish to have it activated, please bring it to the Club, fill in the form and place it and your card(s) in the envelope and post it in the post slot in the Trustees' Office. We will do the necessary and return the card to you.

You can contact the Trustees on our newly recovered email address of admin@romanpark.co.uk

Regards

The Trustees

*Since publication and hard copy distribution it has been mentioned that the Residents' Committee minutes of 19th November should refer to those of 21st & 28th September 2022