

June Newsletter 2025

Hello again everyone. It is a couple of months since our last newsletter which can be seen on our website at www.romanparkclub.co.uk

A resident recently asked me if we could keep copies of older newsletters available and I have raised this with our Company Secretary who maintains the website. It is something we need to look into going forward.

What a lovely late Spring we enjoyed and as I write this whilst watching the Trooping of the Colour a beautiful day today.

As I look back over the last couple of months I can say that we had a lovely Good Friday Easter Egg hunt for the children followed by a delightful afternoon tea. It is a shame that this was not better supported but moving forward with our new Events page we hope to advertise events more widely. To help with this one of our current tasks is to create a comprehensive record of email addresses for our residents so that we can send out email alerts. We aim to have this done by the AGM in September. Although with nearly 40% of properties here having absentee landlords this is not quite as easy as it sounds. And of course we need to be GDPR compliant

Since Easter we have enjoyed the regular quiz and bingo nights. We have also had open mic nights, a fabulous evening line – dancing and enjoyed entertainment from Jack Randle. The Gurkha Street Food van has also joined us for a taste of Nepal. We are still enjoying the Senior Citizen's lunch on a Thursday with 2 courses at just £10.00 and if like me you can't manage 2 courses at lunchtime you are able to take your dessert home for tea.

Jack Randle is back on 5th July and another line dancing evening is in the pipeline. Dates will be posted on our website and on the Roman Park WhatsApp. If you are not a member of our WhatsApp group please let me know and we will get you added. I can be contacted through our email at admin@romanpark.co.uk

Following on from last year's mandate at the AGM I can confirm we have been working closely with Louch Shacklock to investigate options for a possible sale in the future. We have had site surveys done and draft plans prepared. These are now with a consultancy to advise on pre planning requirements. We have also taken legal advice regarding any restrictions with our legal advisers and as you know the outdated charge on the property has been removed.

We are hoping to have an interim report from Louch Shacklock to present at the 2025 AGM. The next important date for your calendar which we are planning to hold Sunday 28th September

from 10:00am at the Roman Crown. Work will begin shortly on getting the necessary notices etc prepared.

In the meantime we have a duty under the Deed of Trust and as a landlord to maintain the building which is now nearly 40 years old. We have had ongoing issues with the roof leaking and problems with the boiler. On 12th June we had the roof completely resealed which we hope will see an end to flooding behind the bar and on the corner where the conservatory was added. With the boiler we have just instructed our plumber to do a full survey of the pipe work in the loft space with the hope of identifying a leak which is leading to the loss of pressure issue. With both projects we have striven to keep the costs to the bare minimum and of course you will see this going forward in our management accounts.

The one remaining contract that we inherited as a Trustee group was for the alarm, key holding etc. We have just negotiated a new deal with a new contractor who will take over from 1st August. Once again this will reduce costs as modern systems allow for greater remote monitoring providing security whilst keeping costs to a minimum.

Finally, many of you will have noticed that our car park bins are full to overflowing and rather smelly in this hot weather. Unfortunately, we have been hit by fly tippers placing medical waste in them and the individuals concerned managed to keep their faces hidden from the cameras. We are having to use Rentokil, as a specialist firm, to empty them and are expecting that to happen week commencing 16th June. An officer of MKCC has been out and taken a statement from the staff and they will try to identify and prosecute the perpetrator.

So I think that brings you all up to date. Please call into the Roman Crown either for a coffee and cake whilst chatting with friends and neighbours or after 12:00 for a refreshing cool drink in this warm weather whenever you are able. The success of this venture is to the benefit of us all principally keeping our ECs at the lowest I think they have ever been. And if I am there please say hello as one of the advantages of being a Trustee is I can honestly say I now know more residents than I have ever known in my 33 years of living here.

Enjoy the summer

Sharon

Chair