

SHRA

Sovereign Harbour Residents Association

www.shra.co.uk



Annual General Meeting

Thursday 26th July 2018

**Sovereign Harbour
Community Centre**

**Doors Open 19:00
Meeting Commences 19:30**

AGENDA

1. Welcome to Members
2. Apologies for Absence
3. Introduction of Guests
4. Introduction of Committee
5. Committee Report
6. Treasurer's Report
7. Appointment of Committee for the Coming Year
8. Principle Issues Moving Forward
9. Open Discussion
10. Any other urgent business

Meeting Ends

Committee Report for the Year 2017/2018

This began as a difficult year for the SHRA committee. Several long-serving members retired before and after the 2017 AGM, including the chairman, secretary, treasurer and webmaster, leaving only five to continue. During the first few weeks it became possible to co-opt five new members, three of whom, however, resigned within a short time. Fortunately, more volunteers were found and by July 2017 we had a strong working committee that has met monthly throughout the year. SHRA representatives also attended meetings of other local organisations such as the Sovereign Harbour Neighbourhood Panel.

The committee remains just below its maximum number and we hope one or two SHRA members will consider joining the committee to actively assist in running the Association.

Since the previous AGM we have been busy with the following:

Retail Park

At last the owners of the retail park have submitted plans for its regeneration with a second phase to follow. We supported most of the plans, giving us the opportunity to raise again the issue of the long-awaited "bus link." This has received a positive response which is now being pursued by the County's highways department.

We have raised the issue of the loss of the cinema with the retail park owners who have indicated that they would wish to retain a cinema if possible.

In addition, SHRA attempted to organise and carry out a litter clearance around the retail park, but efforts on this have come to a standstill due to a boundary dispute over ownership of the land. ESCC and EBC are still awaiting clarification from the Land Registry and other official bodies before work can commence.

Community Centre

I am delighted to report that the Community Centre is now complete and apparently open for business! As you will know SHRA campaigned for several years for this facility and although it is not quite the building that we were promised, and thus does not fit the business plan that two of our former committee members wasted two years of their lives in developing and fund-raising for, your committee has decided to "make the best of it" and to support fully the Community Centre. We hope that many of our local clubs and societies will make use of its spaces very soon.

Sovereign Harbour Community Association

You will probably be aware that the above association ceased to exist following the problems with delays and changes to the Community Centre. The infrastructure and access to funds still exist and the Association could be revised. If anyone is interested, please contact us. info@shra.co.uk

Site 8 Port Moresby Place

By now we should be enjoying the delights of the public open space in this area. However although four years have passed since work began and the 106 agreement stated that the space should be handed over after 40% of the houses were sold, work has come to a stop. We and others have reminded EBC on several occasions over the last year but although EBC acknowledge that there appears to have been a breach of the agreement, nothing has been done by way of enforcement. EBC do say they are keeping the matter under review and are pressing for completion.

Dog Control Orders

We welcomed the introduction by EBC of a Public Space Protection Order in late 2017 that required dogs to be kept on a lead in certain areas of the Harbour. We have asked for improved signage about the order and will monitor its effect to ascertain if there is a case for the areas to be extended.

Marina Rent Charge

This continues to provide a complex challenge. You will recall that SHRA obtained a barrister (Counsel) opinion – first in 2014 and again in 2016 – that supported our position that the collection of the charge could legally be challenged. Whilst that did not bring victory, those against us began to take us more seriously – leading to first one and recently two more residents being appointed to the Sovereign Harbour (Sea Defences) Community Interest Company Ltd. responsible for collecting and distributing the Rentcharge money. If any reduction or abolition of the Charge is to be achieved, as Counsel advised us, litigation through the Courts may yet be needed.

Following last year's AGM, newly elected member and a retired Chartered Legal Executive, Stuart Bannerman, took on the lead role on this matter for SHRA. We are grateful that Ian Weeks and Rick Runalls, both of whom had been leading the fight against the harbour charge when they were SHRA committee members, agreed to work with Stuart on the issue as their knowledge and input remains invaluable.

As reported in Waterlines in February 2018 we are currently pursuing an alternative line of enquiry. Members can see from the flow chart which also appeared in Waterlines and is available on the SHRA web site, that the Harbour Charge is structured in such a way that any reduction that could be secured against the Environment Agency's "SW Charge" would only result in a pound for pound increase in Premier Marinas' "Marina Charge" - in short, a futile effort. Far better to focus our work on the Marina Charge component, upon which our team is now engaged.

We hope you can understand why the full nature of our strategy and details of ongoing work are best kept under wraps for the present. Given members' previous understandable reluctance to commit the essential further funding required to bring court proceedings, it will likely take a considerable time to resolve. Our team is confident that a fair solution may yet be found but, in the meantime, if there is member demand - backed with sufficient pledges to support litigation – we shall re-instruct Counsel as and when appropriate.

Members' views on this issue are essential to know, yet we accept the difficulty created for you by our own inability to say much else at this stage.

Community Council

The SHRA committee discussed a proposal from some residents to restart the campaign for a Sovereign Harbour Community Council. The Committee agreed to offer assistance to the campaign but stopped short of endorsing the proposal at this stage because it was thought that more information was needed. Articles in *Waterlines* will attempt to provide some of this information.

Communication with Members

For major or urgent announcements SHRA's *MailChimp* email distribution list is used to contact our 1,250-plus subscribers. You can subscribe to the list from the SHRA web site (www.shra.co.uk/waterlines.html). We also use the SHRA noticeboard that is located on the wall outside 4 Seasons bistro at The Waterfront.

Waterlines, our digital (on-line) newsletter continues to be produced every second month. Subscribers are notified of its publication by email. In 2017 its format was changed from A5 to A4 size to make printing it at home a little easier.

The SHRA web site is regularly updated and contains masses of information about the Sovereign Harbour community. It attracts around 3,000 visitors a month. In early 2018 the web site was moved to a different hosting company saving over £100 per year.

SHRA Membership

SHRA membership continues to increase, no doubt in some part due to the discounts that it brings! Since the last AGM over 120 new households have signed up for SHRA membership.

SHRA Finances

A summary of the SHRA financial accounts and bank balance is attached to the end of this report.

To the Future

During the coming year we expect to be working on the following projects:

- 1 Monitoring the progress of building works on sites 1,7 and 8 to ensure that the promised public open spaces are provided in accordance with the 106 agreement.
- 2 Supporting the regeneration of the retail park and helping to solve the problem of litter.
- 3 Scrutinising and responding to planning applications where appropriate.
- 4 Aiding members who wish to form a Community Council for the Harbour.
- 5 Taking a more active part in combatting anti-social behaviour.
6. Improving access across the area beside the locks that leads to the South Harbour curved prom.
7. Securing the Sovereign Harbour Bus Link.

Thanks

Our thanks to Stephen Lloyd MP and Cllrs. David Elkin, Penny di Cara, Gordon Jenkins and Paul Metcalfe for their assistance, and to the chairman and members of the Sovereign Harbour Neighbourhood Panel. We also thank officials at EBC, Premier Marinas and elsewhere for engaging with us on various issues to help put things right when they have gone wrong.

We are grateful to our sponsors, Sanders Property Management, Ginger and Sanders, The Travel Concept, AP-it, Sovereign Mortgage Brokers and Homes4Sail, for their valuable support which has allowed us to operate the SHRA and Waterlines websites at little cost to members.

Finally, I must thank you all for your continued support. Please don't hesitate to get in touch if you wish to bring any Harbour-related issue to my attention chairman@shra.co.uk

Chris Mepham
Chairman SHRA

INCOME

	2018	
	£	£
Advertising	750	
Membership fees etc	1,063	
TOTAL INCOME		£1,813

EXPENDITURE

	2018	
	£	£
Insurance (including £550 prepaid from previous year)	890	
Assets written off/ donated	556	
Website	214	
Computer Software	20	
Printing	110	
Telephone	72	
Hall Hire	66	
Documents	39	
Stationery	16	
Postage	22	
TOTAL EXPENDITURE		£2,005
EXCESS OF EXPENDITURE OVER INCOME		(£192)

Prepared by:
 Dilys Iverson
 June 2018

SHRA Balance Sheet as at 31st March 2018

ASSETS

CURRENT ASSETS	2017	2018
Nat West Bank Current Account	8,108	2,434
Nat West Bank Business Account	4	6,504
PayPal Account	39	127
Equipment Assets	556	0
Prepaid Expense	550	0
TOTAL CURRENT ASSETS	£9,257	£9,065

CURRENT LIABILITIES	2017	2018
Accrued Expenses	0	0
Other	0	0
TOTAL LIABILITIES	£0	£0
NET ASSETS	£9,257	£9,065

REPRESENTED BY:

	2017	2018
Net Fund brought forward	9,609	9,257
Deficit for the Year	(352)	(192)
NET FUND C/F	£9,257	£9,065

Prepared by:
 Dilys Iverson
 June 2018