

Minutes of West End Residents Association [WERA]

1st November 2021

Attendance

Jayne Arnold (JA), Rob Lewis (RL), Sandra Lewis (SL), Sarah Jenkins (SJ), Beth Madagan (BM), Lara Chinn (LC), Sharon Clark (SC), John Taylor (JT), George Woolfenden (GW), Mike Canceda (MC).

Apologies

It is with regret that Kate Warburton sends her apologies and also has had to withdraw as our secretary, due to pressure of work commitments. With many thanks to her for the time she was able to devote to this role with WERA. Apologies also received from Agnes Barstow.

Matters Arising

Minutes of previous meeting dated 22.9.21 were approved and there were no matters arising from these.

1] Feedback from the West End Walkabout

The most recent West End Walkabout was conducted by Sandra and Rob Lewis along with City Councillor Neil Murray. They were mainly focusing upon the exteriors of HMO residences. Most of the houses appeared satisfactory and whilst some yards could be untidy, they were within acceptable limits and City Hall would not be able to take action against any of the landlords.

It was also noted that there is an owner-occupied house on Richmond Road which raises concern, but again there appears to be little that can be done about the state of the property at this moment.

2] Noise/ Thermal Insulation of HMO Properties

SC raised the issue of noise insulation of HMO properties. She has been informed this is City policy for new HMO's but not for already licenced HMO'S.

SC stated that by asking all landlords to put this measure in when they re-decorate, it should reduce the number of noise complaints and with the modern lining papers they also create thermal insulation helping the City becoming a green City.

GW stated he had requested that City Hall ensure an HMO near to him retrospectively line their walls and this had occurred about 10 years ago.

BM also raised that pressure could be brought to bear upon the landlords of HMO'S via the Students Union's list of preferred providers.

Action

SC to draft a letter to the Council enquiring whether retrospective noise insulation could be added to the HMO licence requirements. (draft to be sent to WERA Chair)

BM to draft a letter to the Students Union to ask whether noise insulation could be requested of landlords in order to be added to their list of preferred providers. Jacqueline Meyer from the University will be sent a copy of any letters. (draft to be sent to WERA Chair)

3] Definition of Fit and Proper Person

SC enquired whether WERA had a definition of the term “fit and proper person” when it is used by City Hall in their licencing orders for HMO landlords. There appears to be no definition held by WERA.

Action

SC to draft a letter to City Hall Legal Department requesting a clear definition of “fit and proper person” as stated in the HMO licence. (draft to be sent to WERA Chair)

4] Charging Points for Electric Cars

SC raised the issue of the need for electric car charging points across the West End area. SL stated she had previously completed a list of possible locations for points across the West End as requested by Councillor Lucinda Preston. The list was compiled and given to Lucinda but there has been no further response.

All the members concerned judged that this issue was an important one for the West End.

Action

SL agreed to contact Councillor Preston to gain an update on this issue.

5] Conservation Area

SC raised the issue that the current Conservation Area 6 appeared very confusing and did not cover the whole of the West End. Being in a conservation area could protect the development of HMO's across the West End, as it would give residents more ability to object to permitted development of properties.

WERA committee considered that it would better if the whole of the West End could be in the conservation area (excluding the Oasis estate and some other streets south of Carholme Rd), as it is a fine example of Victorian housing stock. Councillor Neil Murray has indicated he is prepared to assist WERA in pursuing this.

Action

JA to take this issue up with Councillor NM and report back to WERA.

6] Lighting on the corner of Hampton Street and West Parade

A lamppost has been knocked down and has yet to be re-placed. The area has been left very dark and unsafe. SL had been told that the Highways dept are awaiting delivery of a new lamppost.

Action

SL to pursue this matter with County Councillor Rob Parker and report back to WERA.

7] Fund Raising Ideas

The WERA residents' information booklet is costly to print, but is of a high quality. Currently the University sponsors part of the cost. Future year's issues will seek to raise the extra amount required by seeking advertising from local businesses.

Previous WERA activities like the Carholme Gala and the Big Lunch had been fully sponsored. All large activities will need to be able to cover their own costs.

Room hire costs for Residents' meetings and the AGM are expected to be met by donations on the night. However, insurance and website hosting costs will need to be met by fundraising.

Ideas such as an annual Quiz and Social Event and a West End Photographic Competition were suggested.

Action

SC, BM and LC to start to flesh out some of the ideas proposed.

8] Update report on SID [Speed Indicator Device]

SID has recently been on RHS of West Parade just after the junction with The Avenue. Although generally positive feedback, it has also seen the phenomenon of young people revving up to try and race the camera! Possible places to place SID in future, are West Parade (near the Infants school) and Hampton Street (near the Junior school). SID will be lent to us again in March when it is hoped to place it on West Parade, and on Hampton Street for September. SL agreed that we could fund the costs of £30 per bracket for it to be attached to the relevant poles.

Action

JA to discuss the above matter with Jon Davies from LLRA.

9] West Common Committee Update

GW reported back from the Commons Committee meetings.

- The soakaway at the West Common Gate has been completed and this should help with drainage.
- There is currently a lot of vandalism occurring on the Common, most of this has occurred to the cricket pavilion, the bowling green and the tennis court netting.

- There have been several requests for the football pitches to be brought back into use.

GW is concerned about the activity around the Lincoln Wish Tree which is on the far side of the cricket pitch enclosure. It appears that trees are being stripped of their branches. He expressed concern that damage is being caused to the trees.

GW raised the issue of the horses coming off the common for 6 weeks to allow the ground to recover during spring. Very few of the committee members had detailed knowledge of the effect of keeping the horses on the common.

The positives of removing the horses appear to be;

- Resting of the grazing area.
- Stopping the horses churning up the land – which then makes the land hard to walk across.

The negatives of removing the horses appear to be;

- Horses become restless and aggressive towards each other when they return back to the Common.
- Many horse owners are finding it difficult to find grazing land, so when they move off for 6 weeks, they stay with the grazing land rather than losing their place.
- Due to the above, the number of horse owners and horses grazing the Common is reducing.
- With the land having new drainage systems and fewer horses on the Common it is hoped there will be less churning of the land.

In addition to the above GW raised the principle of the Common being one of few places which still retains the “right to graze” and he would like to preserve this. There was a lengthy discussion around this issue, following which a vote took place. The vote was 5 for and 5 against. This left GW to attend the Commons Advisory Panel and use his vote to represent some of the views expressed.

Action

GW to address the issue of football pitches with the University.

GW to represent the varying views of the WERA committee at the Commons meeting.

JA to address the issue of damage to trees with the Lincoln Wish Tree Group.

10] Planning Applications in the area.

JA reported on the current planning applications across the West End area.

- 47 West Parade has been awarded planning consent.
- 69 Carholme Road – is still awaiting consideration.
- 25 Westbourne Grove - is still awaiting consideration.

Next WERA meeting will occur at No 1 Tennyson Street or via Zoom on the 13th DECEMBER 2021 at 8.00 p.m.