

Minutes of NCA Meeting with Duchy, 29th July 2020 5pm, via Zoom

Present

Duchy of Cornwall & Blenheims:

- Ben Murphy (BM), Peter James (PJ), Tracey Nicholas (TN), Ben Dobson (BD).

Nansledan Community Association:

- Theresa Ferguson (TF), Annalisa Mather (AM), Jane Combes (JC), Tessa Lowe (TL).
- Apologies from Richard Thomasson (RT), Suzanne Featherstone (SF).

Minutes

- The meeting began promptly at 5pm.
- **TF requested an update regarding the opening of the playground area as the NCA are constantly receiving enquiries from residents about it. PJ and BD responded:**
 - Champions are currently doing some work to put some decent topsoil into the allotments.
 - Barriers will be placed up the centre, which will separate the play park from the Allotment section which will allow Justin and his team to work on the allotments as soon as possible.
 - BD said one more fortnightly inspection is required and signage needs to be put up, before the play area can open.
 - PJ suggested Saturday 8th August as an opening date, and this was agreed. PJ and BD agreed that the proposed signage needs to mandate social distancing and good hygiene. Signage will also specify the age limit.

- The NCA agreed to help organise an opening ceremony for the 8th along with the NACGC. The process will be led by the NACGC as they have been instrumental in the background with the Duchy Team on the work across the estate on gardens and allotment areas.
- BM joined the meeting at 5:18pm.
- **TF requested an update about the management company (hereafter “ManCo”) specifically regarding the appointment of residents as directors:**
 - BM responded that originally, we were going to have eight management companies offering a strong identity for the Nansledan’s eight quarters. However, they felt this was too many. It is now likely that there will be three management companies: ‘North’ and ‘South’, dividing Nansledan into two. With ideally two resident representatives on each ManCo. There is a third site-wide ManCo to manage public areas such as the SANG and allotments etc which are not specific to north or south.
 - The Duchy’s main concern is how to engage with residents and empower them to take part in the estate management, whilst ensuring the appointed people have the right temperament and community minded approach to the role. All directors must work to professional standards and must be empathetic and inclusive of issues where they have no personal interest. Therefore, setting up the framework is especially important, and the Duchy feel there is a bit more

work to do to ensure professionalism in the ManCo framework.

- Considering this, BM asked if the NCA still wish to be totally disconnected from the ManCo, or if they would like to be the resident representatives on each ManCo. TF responded for the NCA that they will discuss that possibility in their next meeting (Wednesday 5th August). Ben Dobson will send the NCA a description of the role of a ManCo director to help with these deliberations.
- There was agreement that we would all want to avoid people seeking to get onto the ManCo to push their own agenda rather than address community issues as a whole.
- BD said he feels there is a lot of misinformation about what the ManCo is for, and he is not clear what residents hope will be different when the ManCo has resident directors.
- TF responded that the NCA is facing criticism for not acting as residents' representatives and advocates to the ManCo; rather, the NCA believes their role is primarily to organise community events and develop community spirit.
- BM noted how important communication was and why the constant stream of critical emails from the same group of people is not a good and fair reflection of BD's/the ManCo's performance. Discussion followed regarding how to better inform people about where exactly their (mandatory) estate fee is being spent. BD said that, as a last resort, non-payers will eventually, sadly, face debt collection.

- TF asked whether the developers will be represented on the ManCo. BM confirmed that they will be.
- PJ said that the NCA, ManCo or the Duchy should not become involved in representing residents in personal disagreements with developers. This applies even where there is a problem with general build quality across several houses from one developer.
- TF suggested having information on the NCA website about which group or organisation is responsible for which issues. For example, streetlight bulbs in courtyards and any other unadopted areas are the responsibility of the ManCo, whereas build issues are the responsibility of the developer. The NCA will work on this, liaising with BD and the Duchy.

- **Regarding the SANG:**

- TF asked on SF's behalf whether it might be possible to set up moth traps and similar at the SANG to improve our understanding of the ecology of the SANG. A power supply would be needed for the lamps which attract moths.
- PJ replied that ecologists visit the SANG every year and report on ecological diversity. He is nevertheless happy to discuss any requests for power supply.
- PJ was asked who is using the SANG? Is it just residents, or a wider group? PJ confirmed the SANG is available to everyone and the NCA will be asked to assist with a visitor survey.
- BM suggested that when the SANG car park is constructed, if it becomes very popular, it might involve parking charges to

deter too many drivers and as a source of funding for the SANG.

- **PhD Research:**

- TF spoke about some PhD research she's aware of involving a survey about community involvement at Nansledan. She has requested to read the final dissertation and agreed to forward the results to the Duchy.
- We discussed the design of Nansledan as a series of walkable neighbourhoods, which has helped to foster social interaction and community spirit with people.

- **Front Garden Competition:**

- TF spoke about the Nansledan front garden competition, which finishes on 31st July. 'Newquay in Bloom' will decide the winners.
- In strict confidence at this stage, BM suggested that next year the NCA and the Duchy might consider timing this so that HRH, if he found it agreeable, could hand over the prize during a visit in July 2021, when he may also visit the allotments and the orchard.

- The meeting concluded at 6:26pm.