

HANHAM HALL COMMUNITY NEWSLETTER

JULY 2020 Issue 1



Hanham Hall once had a quarterly Newsletter which was hand delivered to every home on the development, but it got lost somewhere in time. We thought now might be a good moment to revive it, even though there's not much news with all events on hold. As the Residents Group is currently struggling with lack of officers (though plenty of willing committee members), maybe it's not a bad idea to do a little refresh, and look at what's going on in the place we all live.

It also seems a good time to clear up some misunderstandings about the Eco-Community we all moved into, to revisit how it all began, how it's run, how it's funded, and who's responsible for what..

There's been such a great response to requests for information and comments for this newsletter that we're having to split it in two. So there'll be a 2nd issue following on soon, with information about groups and activities at Hanham Hall.

This has been created voluntarily by residents for fellow residents, and we're very grateful to the many lovely people who've contributed. So sit down, grab a cuppa, have a little lockdown relax, and we hope you enjoy this Newsletter.

The CIC: Helpful information regarding the roles and responsibility of all involved with The Hanham Hall Development.

<p>CIC</p>	<p>Hanham Hall Community Interest Company Responsible for all aspects of running the Management Company that all homeowners have a share in. This board is made up of homeowners</p>
<p>HA</p>	<p>Sovereign Housing Association Owner/shared owner of a number of units across the estate, also on the CIC board.</p>
<p>Managing Agent</p>	<p>Pinnacle Property Management Working with the CIC to produce the budgets, year-end accounts, legal and legislation advice and day to day management of the development</p>

Role of the CIC Directors;

The Directors appointed to the Community Interest Company are governed by the Memorandum and Articles of Association of the Company. This document states that the Directors ensure that all covenants and regulations of the TP1's (transfer of Part – registered title) and Leases are adhered to. This role is voluntary. The directors are responsible for a number of issues and attend not only the AGM's and residents' meetings but also, they have monthly meetings to discuss the running of the development.



hanham hall
Community Interest Company

Some of their responsibilities include

- The appointment of a Managing Agent and ensuring they carry out their duties in full
- The authorisation of the budget, which includes looking at and discussing tenders provided by the Managing Agent
- The checking, authorising and signing of the year-end accounts
- Ensuring that all funds are spent for the benefit of all homeowners and residents
- Consider all homeowners request and ensuring that all covenants are adhered to
- Consider, evaluate and approve expenditure that the Hanham Hall Residents Group request
- Ensuring that all Health Safety and Fire regulations are adhered to over the whole of the development
- Discussing and authorising any additions and benefits to the development
- Discussing and authorising any external and internal decorations, including reviewing surveyors' reports
- Reviewing all Conveyance and Management plans for the development
- Liaising with the Commercial Hall

Some of the responsibilities of Pinnacle Property Management

- Tendering for the appointment of Managing Agent for Hanham Hall
- Preparing the budget, which includes obtaining tenders – sending the budget out to all homeowners
- Preparing the year-end accounts – sending them out to all homeowners
- Liaising with all homeowners on their request and advising on the covenants so they are adhered to
- Authorising and processing all expenditure (invoices)
- Discussing and ensuring that all Health Safety and Fire regulations are adhered to over the whole of the development
- Discussing and authorising any additions and benefits to the development
- Discussing and authorising any external and internal decorations, including looking at surveyors' reports
- Looking over all Conveyance and Management plans for the development
- Liaising with the Commercial Hall
- The day to day running of the development

Hanham Hall Residents' Group:

Alongside the Service Charge which the Hanham Hall Community Interest Company (CIC) manages, each household at Hanham Hall pay a Community Levy (£50.00 a year). In addition to this, 2% of the profit from any house sale on the development, goes into the fund. This money is to be spent on promoting social and community cohesion and wellbeing, a safe and attractive environment, sustainability, education, play and recreation. The HHRG was formed to help suggest ways that some of this money could be spent for the benefit of the community.

The HHRG usually meets once a month. Although there is a committee (which is elected annually), all residents are very welcome to attend the meetings to make suggestions, offer help and join in with any discussion. There have been suggestions for many events, activities, clubs, environmental projects, community resources etc. Every idea is carefully considered, with regards to value for money, health and safety, child protection and the impact on the community. If agreed, ideas are passed to the CIC for approval and requesting any funding required. Organising a project or event can seem very daunting. The HHRG committee is very happy to help in any way that it can. However it cannot do everything. It very much needs **EVERYONES'** help to make things happen!

If you are interested in being kept up to date, or getting involved with what is happening at Hanham Hall please contact <http://eepurl.com/gVa8zP> to ask to be added to the contacts list. Information is also on the notice board on the wall near the green houses on Roman Way. There is a virtual notice board on Facebook at HHRG Noticeboard. Look out for flyers through your letter box advertising particular events. There is also a website at <http://Hanhamhall.uk> which contains information about the HHRG and Hanham Hall, such as which paints to use etc.

In addition to the HHRG Noticeboard Facebook page there are 2 resident's Facebook groups - Hanham Hall Residents Only and Hanham Hall Freebees, Buy, Swap or Sell. These pages have been kindly set up and are run by some of our residents but are not managed by the HHRG. They do contain a lot of useful information about everything from local places to visit to answers to questions about the Mechanical Heat Recovery and Ventilation System.

If you are unhappy about anything that has been posted, please contact the Facebook page administrator directly.

Lockdown Spirit

Lovely people of Hanham Hall! What strange times we have been living in, and although it's not ideal, how lucky we are to have been in lockdown here in our beautiful Eco-village. Not only are our surroundings spacious and diverse but there have been so many small gestures of community spirit throughout, such as bakes and preserves being swapped, chalk drawings on pavements by children who could no longer meet up with their friends next door as they normally would, shopping and medication trips for those who could not get them themselves and useful, helpful information on the Facebook page that have made the whole thing a little more bearable.

After the disappointment of events being cancelled it was fantastic to see the amount of effort people put in to make the place look cheerful for VE day with miles of bunting, balloons and more. Credit to Marc Banting for putting up all the communal decorations.



The Key Worker Scarecrow competition was also a huge success and people came from outside the development to have a look too. The rainbows in peoples windows also drew people in with shouts of "Another rainbow" being heard on a daily basis!



The Thursday 'clap' was also a great opportunity to get to know some neighbours better with a regular weekly balcony get together, which of course was enhanced by performances by Peter Jennings.

These are all memories to treasure. We made the most of a bad situation and it would be really lovely to think that we could all continue this thoughtful and inclusive approach to where we live. In the COVID-19 Crisis, Hamham Hall pulled together to create a real community spirit, lets keep it that way.

Hanham Hall Memories

Summer Event 2019: Tony Nohel and Maggie Maynard

We have very fond memories of last summer's event. Friends and neighbours gathering in fancy dress to enjoy a wide variety of entertainments, DJ set, Outdoor Cinema & marquee, hot dog and popcorn stands, and many other food and drinks tables.

A wonderful occasion for HH residents. Just goes to prove what can be achieved with enthusiastic volunteers, good will and organisation. Lasting thanks to those tireless organisers.

Come and join us next time; after all many hands make light work.....



Summer Event 2019: Emma Biggs

I loved it, and lived out my childhood dream of being Princess Leia. The red carpet moments with super heroes, Disney princesses, pirates, gangsters, rockers, pink ladies, explorers and their flashiest outfits, Cruella and the memorable Queen of Hearts (honestly Mark!) will be one of the best memories. So impressed by the effort everyone made. Our community police officers called in and joined in with the fun. Seeing all of the children with about 2 inches of photographs each from the photo booth confirmed that as a good event activity, we should have realised a good selfie is worth its weight in gold.

Easter 2019: Emma Biggs

One of my fave events was Easter 2019. We thought we didn't have enough helpers to get anything organised, but at short notice pulled together an informal relaxed event. The sun shone and it just reminded me that it is about the people rather than elaborate plans. We had a glamping tent, hot cross buns, eggs and a great games corner. Still gutted I didn't win the egg and spoon race. Peter fired up the BBQ and from a slow start, the children's plant pot decoration competition blossomed into a very popular activity with some marigolds being replanted at least ten times. Such a lovely community feel with so many volunteers to set up, lend a helping hand and pack away. Beautiful weather and so much easy fun.



Hanham Hall Memories

Bex and Simon Evans

Events that stand out in our mind are the summer events held in September. These are held on the formal gardens and we have attended these with our neighbours. The children play together while the parents enjoy chatting, eating and drinking. We've enjoyed face painting, balloon models, bouncy castles, photo booths, cinemas and country dancing.

It's a great way to enjoy the space that is available to us as a community as well as providing us with an opportunity to socialise with neighbours.

Our favourite Christmas event was when the secret garden was creatively turned into a Christmas grotto. It was truly magical!

Simon attended a talk at the hall about the history of Hanham. Not only was this really interesting, but it only took him 2 minutes to get home afterwards! In this way, it really is possible to spend an educational evening literally on your doorstep.

Simon has also enjoyed the walking football. His memories of these occasions are sunny, summer evenings, making up with laughter what the team lacked in talent. A great way of meeting people he would not have met otherwise.

Marc Banting

We organised a 'Couch to 5k' challenge for Hanham Hall residents, and 6 of us trained together and achieved our goal. We got the bug and continued to do the Warmley 5k Trail Run, and are still running for fun and fitness. We'd also planned to do the Cancer Research UK Race For Life in June this year, which attracted lots of participants..... maybe next year. Residents are running 5k regularly who this time last year had never run.

Kelly Pollard, Reuben and Claude

Having lived at Hanham Hall for four years I can honestly say that one of the highlights of living here is the seasonal events put on for and by the community. Some of the thought and effort put in by the organising residents are absolutely amazing and my family would like to say a huge thank you to each and everyone who has contributed. We have really missed this year's events and really look forward to receiving a flyer in the post box to let us know when and what the next one will be.



Mark Biggs

Our community residents group is not just about large events. We had a series of drawing classes and a full day book binding workshop. The artist/facilitator brought out everyone's creativity. All participants were coached and supported, with snappy intermissions of quick draw challenges creating some real energy. The book binding workshop was slower paced learning new skills and working with a variety of materials and everyone created a really beautiful notebook.

Hanham Hall Memories

Barbara Crowther

I/we have loved living here as it ticks all the boxes for us. It is eco friendly, it has allowed us to meet a lovely group of new friends, it is on the boundary of town and countryside with a great number of places to walk to, eat in and some nice watering holes (pubs) too. I have enjoyed having a greenhouse despite the fact that they need better ventilation and need to be made fit for purpose. I enjoy being a member of the Book Club etc too. We see how the estate can provide wildlife with a haven, as we see the hedgehogs, frogs and insects and birds making their homes here, alongside us and the wild flowers which is what it is all about.

We have enjoyed joining in some of the community events when we were able and helping out at the event when able to. I applaud those who have worked so hard to organise and put events on and/or beaver away in the back ground, watering the planters, checking and fixing the rain water harvesting tanks etc.

Phil and Maureen Deane

Since moving here 3 years ago we've enjoyed helping and attending most of the events and we hope this will resume in the future. One suggestion is - although it's been done before - a treasure hunt, which was popular with children and adults followed by a BBQ. Thank you - keep up the good work.

Roger and Susie Armsden

We moved here from Northumberland almost 7 years ago, attracted by the environmental ethos of the development, the design of housing, the spaciousness of the shared land and the plans to create an integrated eco community. We've both been involved in this in different ways, and have met some great friends and found a sense of belonging. I've learned some amazing things about beekeeping, about minute taking at meetings, planted a few trees, and read some great books with the Book Group. Roger spent 3 years on the CIC, and learnt what a difficult job it is.

Lockdown at the start seemed to bring out the best in people, but as we go through it the many anxieties felt seem to be having a different effect. We have a great place and valuable community here, and in the words of Joni Mitchell, "You don't know what you've got till it's gone"....

Archana Honap

I strongly believe that events bring community closer. Immediately after my move in July 2017, my neighbour Yvonne came to see me and gave me the booklet of activities which take place. I really felt welcomed.

Community spirit here is great and I really feel fortunate to be part of it. The Cheese and Wine event in 2017 was the first one I went to, which was superbly organised and met lovely people and made new friends. I try to attend as many events as possible to show gratitude to the organisers for their hard work, and enjoyed Christmas, Summer and Easter events thoroughly with the family.

I have started getting involved by offering a helping hand as and when I can, so get to know more wonderful people, who are always pleasant and helpful.

I was brought up in a similar community environment (not as wealthy as this) where we became one big family. After 40 years I am still in touch with everyone and last year specially went back for our get together which was attended by 125. I would like to see the same relationship here.

KEEP SAFE AND BE KIND