



Grove Park Resident's Association

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July 21st 2016

Dear Member/Resident

As we are sure you are all aware we had a meeting with Fenland Council, a representative from Countrywide, the Cambridge Fire Service Safety Officer and the GPRA committee on site Tuesday 19th July 2016.

We are sure that everyone on the site would like to know the outcome of this meeting.

Firstly no home is going to be removed from site.

Secondly no open decorative trellis will be required to be removed; it appears that Countrywide's fire assessor who made recommendations for fences to be only 1 metre high suggested that this should be so that people could climb over the fence to escape a fire. The Cambridge Fire Service Safety Officer thought this was a rather ridiculous statement and suggested that the person who did the assessment needs more training. Would be interesting to see who on site could climb over a metre high fence.

Thirdly although there has been no fire on the site the danger of a fire is always there, especially in this age where electrical appliances like, washing machines, tumble dryers, fridge/freezers can ignite at anytime, without the normal hazards that cause fire i.e. cigarette butts, sparks from bbq, fireworks etc. Both the Council representative and the Fire Safety Office confirmed that the road had pinch points at all corners and Countrywide together with the Council, Fire Service and the GPRA will have to agree how this problem can be resolved. The Fire Officer confirmed that in fire regulation law in order to attend a fire the tender can park 45 metres from the fire but as we do not have sufficient turning circle for a tender they can only under law reverse 20 metres which means we have to do something about the bends.

On this point might we remind everyone that under the Park Homes Act (which is a legal requirement by law) where there is a Residents Association any discussion regarding action which will affect the home owners on the site the Park Owner can only discuss these issues with the Park Home Association and not individual park home owners, Any deviation from this is illegal and could result in the person discussing issues with individual park owners being taken to court together with the person they are talking to.

Fourth we were informed by the Countrywide Representative that a new notice box had been ordered and should be with us shortly. The Committee will be writing to them for an exact date as to when this will be installed.

Fifth after considerable discussion it has been ascertained that a sign at the entrance to the site from Magazine Lane requires permission from the Cambridge Highways Department and Countrywide have agreed to apply for signage to be erected. As we are all aware when dealing with the Council this could take time. However, in the meantime the Committee will make representation to the Highways department to have a Concealed Entrance sign erected in Magazine Lane to assist with traffic coming along Magazine Lane in both directions who do not know Grove Park is there.

Sixth we understand that the Council have given Countrywide some information regarding who owns the overgrown orchard and that they have asked them to make contact and make representation to

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Facebook: Grove Park Residents Association



them to ensure that they can have access in order to repair boundary fences and discuss clearing an area behind the boundary fence to help keep the fences from damage and a possible fire break from the trees. The committee will continue to monitor this.

Seventh, possibly the most contentious topic, visitor parking which unfortunately also involves fire tender access. The Council confirmed that Countrywide are in breach of their licence and that they must provide at least at a minimum of one visitor parking space. There were several suggestions all of which had merits and unfortunately more problems than merits. This is going to be an ongoing problem which will require give and take on everyone especially those whose homes adjoin the garden area which under the Council Licence is the designated parking area because these areas also affect the capability of a fire tenders turning circle.

Eighth it was agreed that in order to assist the Fire Service that the homes which have oxygen will be highlighted on the board showing the fire boxes so that in an emergency they are aware.

Ninth it was agreed that because there is no surface water drainage on site that the GPRA Competent Person will take photos of any flooding on site and forward to Countrywide so that a suitable solution can be found. The Fire Officer was not happy with possible flooding; even if it was a small area because of possible risk in winter conditions.

Tenth it was agreed that Countrywide, Countrywide, Fire Safety and the GPRA will continue to work to try and resolve the problems on site.

Finally we hope that this puts an end to rumours and comments being circulated around the site. Once again we would remind you that anyone in the employ, agent for or receiving benefit in kind from a site owner is not entitled to be a member of any Park Home Residents Association no matter where they are in the British Isles, this is not something which the Committee has decided it is the law of the land as stated in the Mobile Homes Act agreed in Parliament and built into the British Judiciary system.

Also in order to clarify other rumours all correspondence sent out on GPRA letter headed paper has been agreed by the GPRA Committee, has been approved by IPHAS and copies have been sent to Countrywide so they are aware of what is being circulated and if it involves the Council and/or the Fire Service they have also received a copy, so it is not just the Secretary sending the letter it is sent on behalf of the Committee and signed out of politeness by the Secretary.

Regards

Lynn Mason

Lynn Mason

GPRA Secretary

For and on behalf of the GPRA

