

Brookscroft Questionnaire

Dear Neighbour

As directors of Brookscroft Management Ltd, we always try our best to maintain and improve Brookscroft for the benefit of all residents and ploholders. Inevitably there are different opinions about issues affecting the estate, so, to help us make our decisions as well informed as possible, we would like to ask for your views on various issues affecting Brookscroft.

The attached questionnaire is your opportunity to tell us what you think about five matters which affect all of us – *parking, signage, security and lighting, use and maintenance of amenity land, and possible sales of amenity land* - and to make suggestions on how things could be improved. The directors will shortly be making decisions in all these areas, so your views are very important now.

Please answer the questionnaire as fully as you can – including letting us know how you and those living with you are yourselves affected by the issues concerned. If you need more space, please just add continuation sheets. We cannot take account of your needs and ideas if you do not tell us what they are!

Please address completed questionnaires by **Tuesday 5 September** at the latest to “Brookscroft consultation” and post through the door of no.81. A copy of this questionnaire also appears on the Brookscroft website (<http://www.galet.freeserve.co.uk/>).

Thank you in advance for taking the time to complete the questionnaire. If the response to it is positive, we will use the same process in future to ask you about issues which might be controversial or involve significant expenditure. If there is another important issue for Brookscroft which you would like to raise, please describe it below. For routine matters please contact our Managing Agent, PMMS.

Please sign and date your reply, so we can see whether there are patterns of response in different parts of the estate. We will publish results from this consultation in the next Brookscroft Newsletter, but rest assured that we will not identify the source of particular views without the permission of their author.

The Directors, Brookscroft Management Ltd
15 August 2006

This reply from:

Name

Signature

Date

Other issue for consultation

Parking

Brookscroft was designed with a garage for all households, and a number of parking spaces for visitors. Since then, ownership of more or bigger cars and use of garages for other purposes means that most parking spaces are used by residents, and there are frequent shortages of spaces for both residents and visitors. Inconsiderate or dangerous parking is a common concern, which BML sought to control by marked bays and clamping. The results of clamping have been mixed, and the underlying problem remains. BML has regularly updated its parking regulations, but there have been no specific measures to increase parking provision or to reduce demand for spaces. However, a scheme to make better use of the parking area off the lower Brookscroft entrance will be introduced once details have been agreed with the clamping company.

1. Do you (or a member of your household) regularly park in Brookscroft (other than in your own garage or on your own driveway if you have one)? If so, how easily do you find a convenient space?
2. Have you ever been clamped? If so, did you think it was fair? Please explain your view.
3. Do you think clamping has been a success or not? Please explain your view.
4. Do you think the clamping scheme should continue? If not, what do you think would be the consequences of stopping it? If so, are there improvements to it which you think could be made?
5. Are there measures you could suggest to control dangerous or inconsiderate parking (alongside or instead of clamping); to reduce demand for parking space; or to increase the provision of parking space? If your proposal would cost money, how do you think it should be paid for?
6. Any other comments?

Signage

Our existing signs are inadequate, misleading and create a poor impression of Brookscroft. We could replace the existing signs with 'graphic' signs at the road entrances, with smaller repeater signs (with 'you are here' markers) at key locations. The entrances to Crofters Mead show loosely what we have in mind. We believe these would be more attractive and easier for visitors to understand than our present signs. Alternatively, we could replace our entrance signs and house number direction signs with new, better designed ones. Finally, we could just replace the worst of our signs now, and others when they need it.

We have an estimate of £4,000 for graphic signs, and expect the cost of replacing existing signs with similar but improved ones to be about the same. Replacing only damaged or misleading signs would be slightly cheaper now but costlier in the long run.

1. Have you or your visitors been inconvenienced by inadequate or misleading signs? If so, please provide details.
2. Is there a particular sign or signs which you think needs to be replaced? If so, please provide details.
3. Which of the three options above (new graphic signs, new house number direction signs, or replace signs only where essential) do you think we should adopt? Please explain your reasons.
4. Any other comments?

Security and lighting

At this time of year, people sometimes feel threatened by youths gathering and being loud or misbehaving. In winter, some people are concerned by limited lighting eg in garage areas. Litter, vandalism and graffiti are ever present concerns.

1. Have you or those living with you been directly affected by a security issue in Brookscroft (an actual event or feeling threatened)? If so, please tell us about it.

2. What additional measures, if any, do you think we could take to discourage criminal, anti-social or threatening behaviour in Brookscroft?

3. Would you like to see changes to the lighting in Brookscroft? If so, what (eg different types of lights, more/less lighting on paths, garage areas, etc)?

4. On the positive side, are there things you think we could do to make Brookscroft more enjoyable for residents (of all ages) and so make anti-social behaviour less likely?

5. Do you have any other comments?

Use and maintenance of amenity land

A very large part of our budget goes on maintaining our amenity land so it is important to make it as enjoyable as possible for everyone on the estate. However, different people value it for different reasons. Brookscroft was designed as a family estate and the recreational value of the amenity land for families was an important component. Others are attracted to the semi-rural aspect of the land, and want to enjoy this in peace.

1. Was the amenity land a factor in your choosing to live in Brookscroft? If so, what attracted you, and why?

2. How do you and those living with you currently use the amenity land (NB 'use' may include simply enjoying looking at the land)?

3. Would you like to be able to use it differently? If so, how, and what changes if any would be needed to make this possible?

4. More generally, would you like to see any changes to the way the land is managed? If so, please describe your ideas.

Possible sales of amenity land

The directors have received a request from a resident plot-holder who wishes to extend their garden by purchasing an adjacent area of amenity land. Such requests have been refused in the past. However, we do have the power to sell land provided that is approved at a General Meeting. It would also be possible for us to let land to an existing plot-holder, with the land reverting to Brookscroft if the plot-holder moves on.

These possibilities raise important issues for the future appearance and character of Brookscroft. If we continue to refuse all requests to purchase land, we should have clear reasons for doing so agreed by the majority of plot-holders and residents. If on the other hand requests were to be considered in future, there should be generally agreed criteria on what is, and what is not, in the interests of Brookscroft generally.

1. Should we be willing to consider selling parcels of amenity land to plot-holders? If so, what criteria (eg size, location, effect on neighbours, restrictions on subsequent use, etc) do you think should be applied to consideration of individual applications?

2. Do you think we should consider letting parcels of land to plot-holders? If so, what criteria do you think should be taken into account?

3. Do you think we should continue to refuse all requests from plot-holders to buy or rent land from Brookscroft? If so. On what grounds?

4. Any other comments?