

Beckets Grove Phase 2 Residents Association - Meeting Minutes

Date & Time - Tuesday 14th September 2021 at 7pm

Location - Wymondham Rugby Club downstairs meeting room

In Attendance – 12 Total

John Waller, Delyse Reynolds, Sue, Gail, Krissie Lessiter, David Woodbine, Claire Carter, Helen Stewart, Ellie Morgan, Sarah Tate, Darren Tate, Kevin Farrow

Apologies sent by Sam Masters, Emma Peek, Bridget Wood, Sandra and John Ringer.

1. Introduction

Kevin introduced himself as acting Chairperson for the meeting. Sarah Tate taking meeting notes.

2. Review of meeting minutes from March 1st 2021

All points previously raised from March meeting would be revisited in this meeting, so a full review was not considered necessary.

3. Formation of the committee and voting for committee roles

Roles volunteered for...

Chairperson	- Sarah Tate & Kevin Farrow
Vice Chairperson	- Claire Carter, Daren Tate, Kevin Farrow, Sam Masters & Sarah Tate
Secretary	- Sarah Tate & Kevin Farrow
Treasurer	- Darren Tate, John Waller & Kevin Farrow

Prior to voting each person present introduced themselves a little about themselves and reasons for being part of the group and the committee. All present asked if anyone else wanted to volunteer or to put someone forward. None given.

Voting conducted by raising of hands with majority being successful, results as follows

Chairperson	- Kevin Farrow
Vice Chairperson	- Sarah Tate
Secretary	- Ellie Morgan & Krissie Lessiter
Treasurer	- John Waller

Secretary role shared between Ellie and Krissie who volunteered to be named as both Kevin and Sarah had already been allocated roles. Meeting note taking agreed to be shared between all committee members.

General Committee to be Delyse Reynolds, David Woodbine, Claire Carter, Helen Stewart, and Darren Tate

4. Committee constitution – Draft copy to be read, comments taken for additions and changes.

Kevin has created a draft constitution, name to be **Beckets Grove Phase 2 Residents Association** main aims were read out and other areas noted.

- To represent the residents and members of *Beckets Grove Phase 2 (Wymondham) Residents Management Company Limited* in dealings with the contracted management company instructed to manage the communal area of the site. At the time of writing the contracted management company is *FirstPort Property Services*.
- To ensure Persimmon Plc rectify and complete any issues outstanding prior to full adoption of the site by *Beckets Grove Phase 2 (Wymondham) Residents Management Company Limited* and the

contracted management company.

- To get property owning residents, preferably who are also committee members, in place as the directors of *Beckets Grove Phase 2 (Wymondham) Residents Management Company Limited* replacing the current *Persimmon Plc* employees.
- To ensure that issues that with communal areas of the site managed under *Beckets Grove Phase 2 (Wymondham) Residents Management Company Limited* are addressed and dealt with appropriated by the contracted management company.
- To ensure with the directors that the contracted management company is providing value for money with the fees charged through *Beckets Grove Phase 2 (Wymondham) Residents Management Company Limited*. To challenge and question increases of these fees if appropriate. To look at options for alternative arrangements if Beckets Grove Phase 2 Residents Association doesn't feel value for money is being provided.
- To only be involved with issues that are related to and involved with communal areas of the site managed under *Beckets Grove Phase 2 (Wymondham) Residents Management Company Limited*.

Membership would be free and applied for by joining as others have via the website. Any resident of Beckets Grove Phase 2 can be members whether Owners, Shared Ownership or Tenants. List of members will be kept by the committee. Question on voting was mentioned about votes only applicable to property owners. Agreed that the committee would need to determine if votes were only relevant to property owners. Officers and committee would be detailed as already discussed. Details of meeting structure and rules included. Finances agreed no need for bank account or any financial facilities for the time being but details of what would be needed included if required as decided by the committee. Amendments to constitution and Dissolution of committee also mentioned.

The intention will be for the committee to finalise the contents of the constitution ready to be confirmed at the next meeting which would be designated as and AGM.

5. Brief review of Management Company setup, directors and what we will need to do next.

All present understand the structure of the management company and how it operates. Point of replacing FirstPort had been raised and potentially managing it ourselves. Management of accounts and getting payments from all residents identified as the complicated part. However, tendering out to others who offer similar services seen as a way of making comparisons between services.

Main next step is to get resident directors in place, preferably from committee members. The intention being the committee aims to work together for the benefit of all members and residents, so having directors as committee members provides a direct link between all and the ability for decisions to be committee lead.

6. Current issues raised with Persimmon, progress, and next steps

Persimmon have still failed to answer most issues and concerns. Paul Tull identified as providing answers seen as fob-off responses in most cases. Suggestion was put forward and agreed that all issues should be identified with Emma from FirstPort at the meeting planned for Thursday 23rd September. Also, to contact the current Persimmon employee directors of *Beckets Grove Phase 2 (Wymondham) Residents Management Company Limited* and insist upon them the need to rectify these issues prior to site adoption, reminding them as directors they have a level of responsibility. Local MP also considered and agreed contacting them would be helpful. Oakwood Park had similar problems which had been identified to MP, will aim to find out if this was beneficial to resolving issues.

The committee also identified that it would be beneficial to link in with Flagship Housing who are responsible for the social and shared ownership housing on the estate.

- a) **Lagoon area and pathway flooding**, waiting on confirmation of surface material, waiting on date for flooding rectification, Whether the ground will be levelled off due to mowing issues, whether it will be

rotavated and seeded as originally planned. Also highlighted that the Lagoons do not have life rings and no deep-water signage is in place as with other pond / lagoons on site.

- b) **Hibernaculum construction**, Persimmon stated they are not correctly constructed, Contractors should be rectifying, Awaiting confirmation of when.
- c) **Chicken wire fencing**, Ecology management states to allow free movement of terrestrial wildlife, Fences around the lagoons and on Phase 1 has wire to the ground, RoSPA stated as another reason, but they have not assessed the site. Removal ideal although raising of wire would be acceptable. Potentially something that can be rectified later.
- d) **Bird & bat boxes** Have not contacted three household who volunteered for the additional boxes. Have not confirmed how many were successfully installed. Still have not installed some that were wanted but due to integrated installation they are struggling to install as specified. Apparently, they are looking at what the Ecology Report specified. Even some that have been installed have been put in different locations and at incorrect heights due to inappropriate equipment on installation. Agreed would be interesting to know what is happening on Elm Farm because of marketing Persimmon have done.
- e) **Pumping station blockages** Letters sent out advising of blockages in a roundabout way. Point made that eco cisterns are in place and focus on effects to individuals homes and not the pumping station may have been to instigate a more positive response to individuals actions. Anglia water still haven't adopted, and we do not know what progress there has been. Tanker pumping identified as a significant disturbance to those in the area. It has been visually confirmed that the issues of nappies and wipes being flushed is the cause to the problem.
- f) **Road surfacing** More complete but been trying to get a date for all of Phase 2 roads. Suspect that Carpenters Close to Reeve Way will be left until Elm Farm has progressed further. Would be beneficial to know when highways will adopt roads.
- g) **Briggs Mead Bottleneck** Need to highlight that with Rugby Club traffic being diverted through Elm Farm it will join Reeve Way at a narrower piece of road that will create a bottleneck. Previous requests of what changes would be made did not show anything and current work seems to prove nothing will be changed.
- h) **Signage** Requested additional signage, directing to Reeve Way from Albin and signs on Jeckyl to Reeve junction. Have asked about additional 20Mph speed signs and if more would be installed. Dead end and house number signs have been requested for the entrance to Briggs Mead 7-17 private drive.
- i) **Playground flooding** Jeckyl road playground floods around equipment. Persimmon responsible for equipment as it stands. FirstPort provided quotes for rectification but no progress so far.

7. Current issues raised with FirstPort, progress and identification of points to be raised/chased for the onsite drop-in residents meeting, Thursday 23rd September between 3pm & 5pm.

All Persimmon points to be raised. Suggested that the meeting should be an opportunity to ensure Emma at FirstPort understands the issues we are highlighting and that FirstPort will not fully adopt until all Persimmon issues are resolved.

- a) **Dog and general waste bins** FirstPort apparently waiting on reply from parish council on dog waste bins. Small general waste bin to be reinstalled when dog waste issue rectified. Suggested to speak to Oakwood Park contact regarding the dog waste bins installed there. Recommend committee contacting parish council also and not rely on FirstPort.
- b) **Ditch clearance** Phase one ditches will be cleared in stages and then on an annual pattern. Have been made aware of water pumping from Elm Farm.

- c) **Damaged fences** Have been repaired, excuse of wood shortages given as delay. Broken wood left in ditches and not removed. Need to confirm who is responsible for roadside rails and some that still need attention.
- d) **Jeckyll Road and New playground areas** Flooding issue rectification, Equipment liability with Persimmon. FirstPort have said they were not aware of any play equipment on the development. If so we'd like to know what the equipment replacement reserves in annual management company estimates are for.
- e) **Lagoon pathway flooding** As noted under Persimmon but ensure handover is not completed until path flooding, surface issues and Hibernacula are rectified.
- f) **Icy Paths** Investigate again what can be done about the icy paths particularly if highways have not adopted soon. Feel we are likely to have another winter without grit access.
- g) **Inefficient communication** Residents not reliably receiving emails and letters. Some have got emails when others got letters. But some individuals have also had the reverse.
- h) **Management fee charges in 2020 accounts** 100% fee charged when not all housing was complete at end of 2020. Estimate around 10% of 350 incomplete at end of 2020.
- i) **Check sheet availability for ground maintenance** Have previously been offered check sheets for maintenance work. Have asked for 2020, awaiting reply.
- j) **Expected date of full adoption** Need to find out when this will be.
- k) **Any other issues** Grass area alongside Briggs Mead 7-17 all weeds no grass. Parking, particularly around owned flats causing pedestrians to walk on the road, as well as other areas on the estate which are causing obstructions to pedestrians and road users.

8. Facebook communication of issues arising

Will set up BGP2RA as a Facebook organisation reporting of issues by the group and not solely by individuals.

Email access will be provided to Committee Officers. Kevin will continue to look after the website.

Any news items for the website can be provided in the form of text and images by any members.

9. Next meeting

Tuesday 30th November at 7pm in the Rugby Club downstairs meeting room. This will be the first AGM of the committee. The constitution will be finalised, and dates will be set for the meetings over the next year.

Annual plan of meetings will be published for 2022.

Thanks to all!