

Drop-In Meeting (Walk-around)
Beckets Grove Phase 2 Residents Management Company Limited
Thursday 23rd September 2021 at 14:00 – 17:00
Drop-In Meeting held on site

1. Members present or represented at the Drop-In meeting:

FirstPort- Managing Agents, represented by Emma Offei (EO) Estate & Property Manager

2. Residents Attendance:

The Beckets Grove Phase 2 Residents Association Committee - bgp2ra@gmail.com
13 Clements Avenue
4 Barnes Close
6 Barnes Close
11 Reeve Way
7 Clements Avenue
22 Reeve Way
37 Reeve Way

Apologies: 3 Briggs Mead

3. Issues discussed:

- **Dog bins** – Following communication with the various departments of the Local Authority, it has been concluded that dog waste bins will not be installed and/or emptied by them. Should residents wish to have these installed and emptied, this would come at a cost of £74.20 once a week and £110.60 twice a week to empty. The cost to purchase the bins would also come at a cost of around £115 per bin.
- **Ditch clearance on Phase 1** – We have received a quotation to have the ditches cleared, however its price came in much higher than anticipated. We are therefore obtaining additional quotes for comparison and to gain best price. As soon as we have received the quote, we shall be progressing with the works as soon as possible.
- **Damaged Fences**- Upon the time of the meeting there were several fences that were damaged and broken, however since this time, we have had a contractor attend to repair and replace them. If you have noticed any other fences that have become damaged, please advise us as soon as possible.
- **Responsibility of roadside rails and low-level fencing (knee rails)** – Please find attached a copy of the development plans showing the areas that are the responsibility of the management company. All other areas are not the Management Companies responsibility, and will be for the developers and eventually the highways division to maintain.
- **Playground** – Flooding issues. We had communicated with a contractor who had quoted us to use what is called and OxyShot machine. At the time the contractor had quoted, it was summer and he was not able to see the extent of the flooding. We have therefore asked them to return when we have had substantial rain fall to confirm if they believe this OxyShot Machine would be suitable for the job.
Equipment Liability and when will this change? – The playground equipment is still the responsibility of the developers and FirstPort are waiting for the developers to approach us to offer us hand over.
- **Icy Paths** – We have been made aware that the foot path that runs along Barnes Close gets icy and a request has been made for us to purchase and install a grit bin. Having spoken with my Regional Manager regarding this, I have been advised that, unfortunately, we would not be allowed to install this as the foot path does not form part of the Management Company and therefore for insurance purposes, we would not be able to do this. I shall be communicating these concerns with the developer to see if we can come to a solution regarding the grit bins and will advise you all in due course.



- **Communication** – It was mentioned that the system of communication was not adequate as some residents were receiving emails and some were receiving paper-based communications. As we are soon to be moving over to the FirstPort System, the method of communication will completely change and residents will be able to access their accounts online via a resident's portal.
This will soon be rolled out and I trust that by the new year, you will begin to see the benefits of the acquisition. Meanwhile, please do bear with us as there could be some periods of system down time, for up to 2 weeks, however you will receive communication from us when this is to happen.
- **Management fees for 2020** – Residents queried the charges raised for the development following the 2020 year end accounts. The charges are property specific so every unit would have paid their contribution. Should there have been some vacant/void units the developer would make a payment towards their management fees.
- **Expected date of adoption by Local Authority**- Residents queried about when the development will be fully adopted by the local authority, Unfortunately, we are not able to confirm this as the adoption process is quite complex. I understand that it is done in stages where the foul pump and the underground drainage system, the public foot paths and the roads are all handed over in stages; and before they can be handed over, they need to be fully assessed by the recipient. Once those elements have been given to the local authority, then the final stage is the land transfer of the managed land into the management company, where we will then call an Extraordinary General Meeting (an EGM) and then be able to appoint resident directors. At present, we are unsure where we are with the adoptions stages and are enquiring this with the developers.
- **Parking** – Residents have expressed a concern in the way some residents are parking their vehicles on the development. May we please ask resident to be conscious in how and where they park and please refrain from parking on the pavements preventing pedestrians with pushchairs and wheelchair users from being able to pass without having to walk in the road. We kindly ask residents to use your drives and garages where possible as we have been advised that there have been several near misses on the roads.

4. Any Other Business and additional points being raised to the developers.

- When and what route will the woodland walk be taking place?
- Concerns about the new road leading from the new roundabout on B1172 onto Briggs Mead.
- The footpath. Confirmation of how much compacted soil is in the foot path and what materials have been used.
- Issues that the foot path still floods.
- Conditions of the Lagoon Area. No life buoys or signs.
- Obtain details of the Ecology plans and details of the Hibernicism.
- Several gaps in the hedges.
- Confirmation the second pumping station is working?
- A concern raised about water being pumped from the new development into Becketts Grove Phase 2 Managed land.
- Weight limit of private drives along Pond Way, Hendry Gardens and Arundel Avenue.

5. Close of Drop-In Meeting 17:00

If you have any questions or queries regarding the areas that the Management Company maintain, please do not hesitate to reach out to myself on Ceeastanglia@firstport.co.uk

Should residents also wish to join the Becketts Grove Phase 2 Residents Association Committee, please send an email to the below address to request to join.

Please note that this is a Residents Steering committee and not managed or organised by FirstPort.

Becketts Grove Phase 2 Residents Association email address - bgp2ra@gmail.com



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