

Tuesday 30th November at 7.00pm
Wymondham Rugby Club (Downstairs Meeting Room)

Attendance and Apologies

In attendance: Kevin Farrow, John Waller, Krissie Lessiter, David Woodbine, Claire Carter, Helen Stewart, Ellie Morgan, Sam Masters and Sue Mulliner.

Apologies: Sarah Tate, Darren Tate, Delyse Reynolds, Gail Fordham, Emma Peek, Sandra Ringer, Patricia Sherston and Barbara Draper.

Introduction & Review of Minutes

Introduced Sam Masters as a member of the general committee who was unable to attend previous meeting in September. Acknowledged the points raised from the last meeting and that most elements would be expended on in this meeting, although FirstPort and Persimmon issues would not be covered in detail. Previous meeting minutes were approved by members present. These can be found on the website www.bgp2ra.uk/news

Finalisation and Creation of BGP2RA Committee

Roles from previous meeting agreed and set in place. Draft constitution agreed to by all committee members present. Kevin will liaise with Sarah Tate (Vice Chairperson) to finalise and complete sign off. Once complete, constitution will be updated on the website, which will also be updated to reflect our current position.

Review of Onsite Meeting with FirstPort – 23rd September 2021

Four members of the committee met with Emma Offei on 23rd September. During this meeting, the committee members present undertook a walk around the site, raising issues which require input from both FirstPort and Persimmon. Whilst these issues have now been raised, this does not guarantee action will be taken. This is due to FirstPort not yet having adopted the whole site. However, with all issues having been raised it means that these have been documented and will allow us to follow up if rectifications are not made prior to FirstPort adopting the rest of site.

During this meeting, it was also made apparent that Phase 1 has not yet been fully released to the management company. Due to this, an Extraordinary General Meeting cannot yet be called to implement resident directors. We believe this is due to the final houses being built on Albin Way and the corner of Carpenters Close, and the pumping station on Jeckyll Road not yet being adopted by Anglian Water.

The points discussed during the meeting with FirstPort were as follows:

- **Dog and General Waste Bins** – FirstPort have confirmed that additional charges would be added to the annual management fees if we were to have dog waste bins added to the development. The estimates they provided for this were between £900 and £3,850 per year. Figures were provided on two separate occasions by FirstPort and are contradictory, so clarification will be sought. However, committee members present agreed that Phase 2 are not currently suffering with lack of dog waste bins – on the basis that there are no current issues with dog waste other than general inconsiderate actions – so are happy to monitor this for the time being. Will await further information in regards to a council assessment, as implementation via them would be more preferable.
- **Ditch Clearance** – Still waiting this to be carried out. Main issue is ditch that runs alongside large park, beside the path that leads from the old showhome. However, this area is covered by Phase 1.
- **Damaged Fences** – Broken areas reported during meeting have been repaired.
- **Jeckyll Road & New Playground Areas** – FirstPort are awaiting a final report in regards to the flooding that occurs on the small playground on Jeckyll Road, to see if proposed solution is feasible. At present,

details for the small play area marked on the plans for the end of Reeve Way, have not been finalised. Residents who have spoken to DS Watson who have been working in the area are only aware of the area being grassed.

- **Lagoon Pathway Flooding** – Issue was raised with FirstPort during meeting on 23rd September. They are aware of the issue and awaiting works – as arranged by Persimmon - to be carried out to rectify this.
- **Icy Paths** – Discussed the implementation of salt grit bins, however, there is an issue with liability. As FirstPort are not responsible for the roads, verges or paths they will not supply these. We could contact Highways, but for them to supply these, they would first need to adopt the roads, paths and verges. Once this has happened, we could then push them to supply them.
- **Inefficient Communication** – Issue raised with mix communication – email, letter, no correspondence etc. FirstPort have a different email system to Chamonix and this is being implemented to replace the previous system used. Once this is in place, communication should improve.
- **Management Fee Charges in 2020 Accounts** – Minutes from meeting on 23rd September tried to explain how the charges for the properties that did not exist were applied. They stated that these costs are covered by the developer, however, it is not understood why the developer would pay for houses that are yet to be built
- **Ground Maintenance Charges** – FirstPort stated that the annual charge for 2020 covered 60% of the estimate. We want to follow this up and request more details, as it was raised that 60% is nowhere near a true reflection of the amount of area that has already been adopted.
- **Expected Date of Full Adoption** – This is down to Persimmon and FirstPort cannot comment on this.

Update of Current Position Regarding Issues Raised with Persimmon and Plan of Action

No further communication has been received from Persimmon following issues previously raised. An email has been drafted to send to Michelle Baker and Joshua Ford, as they are the current named directors of the management company. Committee members present confirmed they are happy with the draft, which will be sent. The aim of the email is to find a reliable route of communication with Persimmon and for them to answer these issues. In their capacity of directors, they are responsible for the management company and therefore should reply to any correspondence they receive in relation to this. However, we are unsure if they are fully aware of this role or if they are just added to the management company as an employer of Persimmon without any awareness of what this entails, therefore we are not sure how willing they will be to assist.

A summary of going issues that have currently been raised are:

- **Lagoon Area and Pathway Flooding** – No changes or progress has been made since late meeting.
- **Hibernaculum Construction** – No changes or progress has been made since late meeting.
- **Chicken Wire on Fencing** – Chicken wire has been removed from the bottom section of fences around some of Phase 1 and around the Lagoons that ran along Coldham Grove and Barnes Close. It has been cut by hand, leaving rough/sharp edges. Therefore, this is something that needs to be raised with Persimmon to address, as this could cause injury. Not all chicken wire has been removed, just sporadically in various places. One place that still has all chicken wire in place is that main park that runs between Carpenters Close and Jeckyll Road. It's believed the reason this has been left is in regards to children's safety and ball games being played on the park.
- **Bird & Bat Boxes** – No changes or progress has been made since late meeting. Ecologists have been approached in regards to boxes that should have been incorporated within houses, but cannot be fitted retrospectively.
- **Pumping Station Blockages** – No changes or progress has been made since late meeting.
- **Road surfacing** – No changes or progress has been made since late meeting.
- **Road Signage** – Resident on Briggs Mead has had some progress on the implementation of signage regarding access to their Private Drive, due to deliveries trying to access the new Elm Farm site from

Beckets Grove. Signage has yet to be implemented, but to date, customer care has been responsive to this issue.

- **Playground Flooding** – Please see notes in previous section of minutes.
- **Other Issues Raised** – Resident on Ollett Court raised the question of whether Persimmon will plant or add vegetation along the joining road from Elm Farm near their properties as a sound and pollution barrier. No response has yet been received in regards to this.

Question raised over absence of junction markings throughout the development. At some location this may lead to accidents. Phase 1 locations should be covered by Highways so intent is to raise this with them.

Rugby Club Fireworks

Issues were raised with Rugby Club over the management and the control of visitors to the event. Although adequate parking was provided, cars parked throughout the development. Those residents who questioned drivers were met in some circumstances with antisocial behavior. Some damage was experienced to grassed areas, but thankfully not as bad as it could have been if the weather had been wetter leading up to the event.

The Rugby Club have acknowledged there were issues on the night, most of which were caused by more people attending than they had anticipated, to the point people were turned away. Other issues in relation to onsite problems, such as food stall queues and firework display starting earlier than advertised was also raised. Rugby Club did confirm that they had notified both the police and council of the events, but as the development has not yet been adopted by highways, they have little ability to implement assistance on the development.

The Rugby Club have confirmed that they will be looking to make improvements for future events and the committee will be liaising with them next year regarding this specific event. The main two points raised were the option of ticketing the event, along with ensuring the flow of vehicles into the site is improved.

Facebook and BGP2RA Gmail Access

Committee officers all now have access to the BGP2RA Gmail account.

A Facebook page www.facebook.com/bgp2ra has been created as another communication tool. Kevin, Sarah and Krissie will have administration access to this. Posts/comments made from the page can be shared to other individuals/groups via personal accounts. However, we can reply and comment on posts as BGP2RA.

Meeting Schedule for 2022

Meeting will take place at 7:30pm on the first Tuesday of the month, every three months, starting in March 2022. These will be held in the Rugby Club downstairs meeting room unless notified otherwise.

- 7:30pm Tuesday 1st March 2022
- 7:30pm Tuesday 7th June 2022
- 7:30pm Tuesday 6th September 2022
- 7:30pm Tuesday 6th December 2022 - AGM