

Beckets Grove Phase 2 Residents Association

Meeting Minutes

Date & Time - Tuesday 1st March 2022 at 7.30pm

Location - Wymondham Rugby Club upstairs meeting room opposite main bar

In Attendance – 12 Total

John Waller, Robyn, Sue, Krissie Lessiter, David Woodbine, Claire Carter, Helen Stewart, Sarah Tate, Darren Tate, Kevin Farrow

Apologies sent by Sam Masters, Delyse Reynolds and Ellie Morgan.

1. Introduction

Kevin started the meeting and offered to write up notes as most of the meeting would be based around his onsite meeting with Paul Tull (Senior Contacts Manager) and James Mulhearn (Adoptions Manager) from Persimmon.

2. Review of meeting minutes from November 30th 2021.

Constitution has been signed off by Kevin Farrow as Chairperson and Sarah Tate as Vice Chairperson. It is not on the website at the moment, but it will form part of an update that should be in place in the next week or two. Other items from previous meetings are due to be expanded on in this meeting.

3. Review of onsite meeting on 22nd February

Meeting taking place between Kevin and Paul Tull (Senior Contacts Manager) and James Mulhearn (Adoptions Manager) from Persimmon. Walking site and covering all issues raised starting from what was the showhouse working clockwise around the development.

This meeting was organised via Michelle Baker (Managing Director, Persimmon and Charles Church Anglia) and one of the named Directors on our "Beckets Grove Phase 2 (Wymondham) Residents Management Company Ltd". Although not all issues have been answered fully the understanding is that Michelle, Paul and James will put a plan of action in place and come back to us to advise what will be happening when.

1. New property build schedule, any more planned?

The property next to what was the showhouse and the two being built on Phase 1 are the last properties that Persimmon have scheduled to build on these sites. They are looking to complete all for April / May but this is not guaranteed.

2. Site Completion and full land sign-off / handover

There is still a lot to be done before full land sign-off and handover. Some of this will be down to Anglia Water 's schedule for handover and adoption to but also completion of the properties being built, road surfacing, road changes and management company adoption. The plan for completion will hopefully give some indication of when this could be.

3. Pumping station hand over to Anglia Water, when?

Persimmon needed to check Anglia Waters progress on adoption. Discussed the previous blockages and acknowledged the letter that was eventually sent to all residents. Paul advised that they had upped the maintenance schedule on the pumping station to help prevent problems occurring. The question of whether this information would be passed on to Anglia Water could not be confirmed as they would be responsible for setting their own maintenance schedule. The committee decided it would therefore be beneficial to send an email to our Anglian Water contact to advise this was what was being done to help prevent blockages. It was confirmed that the pumping station on Jeckyll Road opposite the big park and the one at the back corner at the end of Reeve Way only served Phase 2 and were not part of Phase 1 infrastructure.

4. Hibernaculum construction

Paul confirmed that Wild Frontiers had inspected the Hibernaculum construction and agreed, as we had advised, that they were not at all fit for purpose. The mounds will be taken down and correctly constructed Hibernaculum will replace them. Expected date for work to be advised.

5. Lagoon Area

a) Path Material

Paul since the meeting has confirmed the path material to be Breedon Gravel. From Google "A self-binding gravel when it's rolled to create a self-compacted surface which stays firmer underfoot compared to traditional loose aggregate surfaces." It is not the same as used on the Bridal Path that is weathering badly when it freezes and then starts to thaw.

b) Green areas

The green areas will be treated correctly, picked, rotovated and wild seeded prior to adoption by the management company.

c) Harras Fencing

Remaining Harras fencing and any fences in ditches will be removed. Have advised this should happen as soon as possible before vegetation starts to grow again.

d) Path Flooding

It had been wet so the areas where the path floods was easily identified, and the bowling of the ground in that area was highlighted. Rectification work will take place and will probably involve raising the path.

e) Life rings and signage

The subject of life rings was discussed. These can be installed but it will fall to the management company to inspect as required and replace as necessary. This will therefore become an additional cost for the development. As it stands water is not accumulating to a significant level and when it was it was being sent through from Elm Farm which will no longer happen as their drainage provision is now in place. The committee agreed to monitor the build-up of water going forward and revisit the installation of life rings if required. Installation of "deep water" and/or "sudden drop" signage will be suggested.

6. Chicken wire

Where chicken wire has been removed from the bottom of fences to allow the passage of wildlife, it has been highlighted that the cutting needs to be tidied up. Since the meeting chicken wire has also been removed from the bottom of the fences on the big park. Again, it has been highlighted that this needs to be revisited and tidied up, in some areas it needs to be re-tacked to the fence rails to prevent injury to people or larger dogs.

7. Bird and Bat boxes

Paul advised that they had installed as many of the bird and bat boxes as they could but some could not be retrofitted. He did say they had reached the quota they needed to but was not specific to what that was. We are going to ask for numbers. The bat boxes that could not be fitted into buildings will be replaced by bat boxes installed into the tree line to the right of Bray Drive when facing the rugby club. This has been assessed and advised by Wild Frontiers, a plan accompanies these notes.

8. Jeckyll Road play area flooding

James advised as far as Persimmon were concerned, they were waiting for FirstPort to get back to them with instruction of what they wanted to be done on this park. Once instructed it would be approved for completion as the agreement had already been approved. The pointless option of Oxy-shot injection into the ground was discussed. Stated to James and Paul that from our point of view the existing matting under the equipment needs to be removed, the ground built up and compacted to a minimum of between 100mm and 150mm above the surrounding grass level. Then matting, or preferably a surface as installed at Oakwood Park, laid over the raised mounds. This process may require the equipment to be raised too. The same also needs to be done at the main entrance gate from the pavement. Advised we are aware that it's not going to be possible to prevent water laying it the surrounding grass due to the nature of the ground soil. But by preventing the flooding under the equipment it can still be used at wetter times of the year.

9. Jeckyll Road Signage

Signage for Jeckyll Road required at the junction with Reeve Way. Paul agreed there should be signage and noted to follow this up.

10. Tree removal

Tree planting were removed and not replaced from the junction of Jeckyll Road and Reeve Way when the crossing was retrospectively installed. Questioned why they were not replanted and asked for a review of the planting around the development. Also where trees have been damaged or not survived.

11. Second play area

There will be a second small children's play area at the back corner end of Reeve Way. Advised that based off the issues with Jeckyll Road play area we would expect an improved installation process.

12. Green space alongside Bray Drive

The open green space to the left of Bray Drive when facing the Rugby Club is not planed for any further development although there is currently no certainty on what will happen to it. It may be passed on to the management company as communal space and maintained by FirstPort. Persimmon may retain it; in which case they will be responsible for maintenance on the area.

13. Woodland walk

The woodland walk will have a path parked out through it, lined with logs and possibly wood chop / bark surface. It will cross Bray Drive by exiting the left-hand side when facing the Rugby Club at the back corner at the end of the existing ditch, then crossing the road.

14. Game rearing pen

This pen in the woodland on the right-hand side of Bray Drive when facing the Rugby Club will be removed and the area cleared. The roof of the hut is asbestos based so requires specific removal. There are qualified contractors working on Elm Farm who will be instructed to complete the work.

15. Briggs Mead

The Briggs Mead road leading to Elm Farm is going to be widened creating a straight road and traffic priority from Elm Farm. A T-junction will be formed coming from Reeve Way. The open areas currently being used as parking around the flats on the Chamberlain Rise side of the junction will particularly be affected. A drawing is included at the end of these notes showing what has been proposed. The work is currently scheduled to start in April.

16. Additional planting alongside Briggs Mead

A plan for the Elm farm to Briggs Mead junction has been checked and provided. It is attached at the end of these notes. There is no additional planned planting or vegetation for where the road enters Becketts Grove Phase 2.

17. Bridal path responsibility

The question of responsibility of the bridal path was questioned. Particularly considering the breakdown of the surface. A boundary map has been provided and is attached at the end of these notes. It shows that the grassed areas are management company responsibility, but the actual footpath is not.

18. Signage

Re-requested signage at the junction of Albin Way and Carpenters Close to direct to Reeve Way. Speed signage through the development will only be applied by highways when the roads are adopted by them. Better positioned and improved signage will also be requested for Private Drive areas. Some is currently missing or in a position that cannot be easily seen. Post mounting has been requested if required.

19. Road surfacing completion

Work will begin on surfacing more of Reeve Way in the coming weeks. The remainder will happen with the Briggs Mead widening and junction change.

20. Highways handover

Once the road surfacing and Briggs Mead junction are complete then the adoption by highways will begin. Highways will be responsible for the cutting of the grass verges alongside the road. Persimmon currently arrange for this to be done by GDC. The roadside grassed verges are not the responsibility of the management company. James did advise as part of Highways adoption some of the rail fences along the road may be removed. Highways do not want the cost or responsibility of their maintenance and replacement and therefore could instruct Persimmon to remove them.

21. Wooded area alongside Bridal Path, future planning application

We have been made aware that as part of the agreement for the purchase of Elm Farm land the owner of the wooded area alongside the bridal path and Carpenters Barn has arranged for utility connection points to be installed by Persimmon for up to 8 properties. Access from Elm Farm had also been arranged, and it has been noted that the wooded areas have been significantly cleared over the last few months with some trees being cut down. Our expectation is that the owner will be submitting some type of planning application at some point. With cleared areas, access, and utility connection in place there might be very little that can be done about it considering the number of houses that already surround it. However, we would be keen to highlight that ground drainage and water management of the area needs to be significantly considered. A water drainage ditch lies at the end of the wooded area and in the past has been close to spilling over on to the path. By removing trees and vegetation, then building the water that would normally be absorbed will need to go somewhere. This also considering Persimmon have had to deal with more water and drainage issues than anticipated on Elm Farm. Additionally, it would be beneficial to push for some type of assurance and protection on keeping the trees and vegetation that run alongside the bridal path and Elm Farm boundary. Wildlife in the area has already been dramatically affected by development. The clearing of this wooded area will also have had an impact. Ensuring that what is there remains will be important for all the wildlife that does stay in the area.

Overall it was a successful meeting to reinforce the issues we would like tackled. We hope to have some further feedback on some dates and schedules in the coming weeks. Paul also indicated that they could look to attend our June meeting and hopefully include a representative from FirstPort as well.

4. 2020 Estimates and issues raised with FirstPort

The points below have all been raised with FirstPort over the last few months. Most have not been clearly or specifically answered to date. The most recent communication was read in the meeting, a copy is attached the end of these notes which is the easiest way of explaining the issues questioned. Initial points raised are in Black, FirstPorts responses are in Orange and then counter responses are in Blue.

1. Dog waste bins
2. Jeckyll Road play area flooding
3. Management Fees in 2020
4. Ground maintenance work check sheets
5. Ground maintenance increases in 2021 and 2022
6. Private Drains and Sewers
7. Management Fees increase
8. Monitoring System

5. Rugby club fireworks, when should we start discussions regarding plans for this year.

Sarah has agreed to follow up with the contact she has at the Rugby Club who organised last years event so that we can find out what plans are being put in place to improve on last year. Their Facebook page has said tickets will be on sale soon so we are assuming it will be ticketed. If possible we are keen for them to promote it as a ticket only event with no on the door ticket sales. With regard to parking on the estate it was again mentioned that the best way to deter people if you have a nice piece of grass outside your house is to cordon it off in some way before the event.

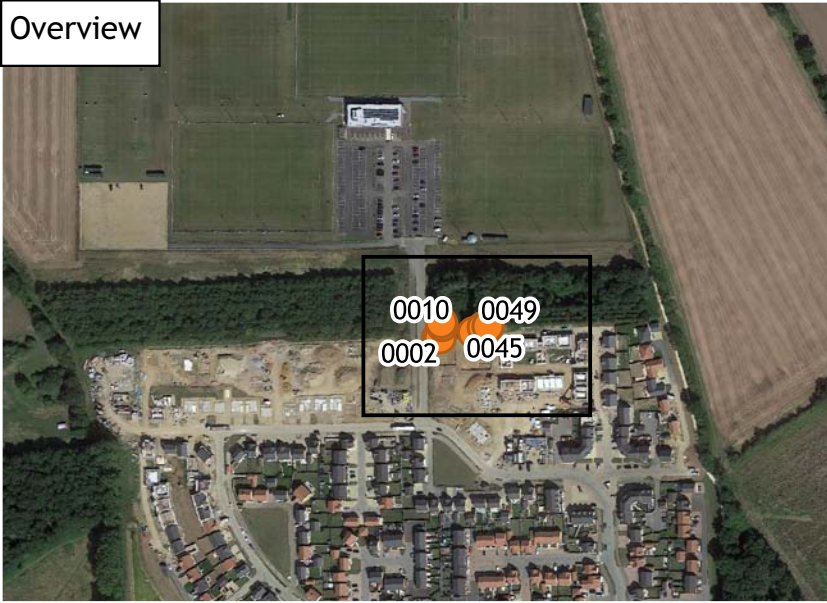
6. Website and Facebook

Updates need to be applied including some helpful recycling information Helen has put together. The intention is for it to be updated along with publishing these notes.

7. Next meeting

Tuesday 7th June at 7.30pm in rugby Club downstairs meeting room

Excerpt from WFE's Tree Hazard Risk Assessment



Tag Number/Tree Reference	Species	Age Class	Condition Notes	Identified Hazards	Risk	Size of hazard	Zone	Required Work	Work Priority
0002	Black pine	Early mature	Two medium and smaller roots severed by path construction, small diameter deadwood in crown. Lower southern branches pruned.	Roots	Unlikely (companion shelter, damage limited)	Large (whole tree)	2	None	-
0003	Black pine	Early mature	Possible root damage from path construction, lower branches pruned to south.	Roots	Unlikely (companion shelter, damage limited)	Large (whole tree)	2	None	-
0010	Black pine	Early mature	Convoluted stem at base.	None	Remote	N/A	2	None	-
0011	Black pine	Semi-mature	Single stem.	None	Remote	N/A	2	None	-
0045	Black pine	Early mature	Single stem, stem bulge. Tapped with sounding hammer - solid.	None	Remote	N/A	2	None	-
0048	Black pine	Early mature	Single stem.	None	Remote	N/A	2	None	-
0049	Black pine	Early mature	Single stem, slight lean east.	None	Remote	N/A	2	None	-



Legend

- Trees to install bat boxes

Bat boxes to be installed on south side of stems at least 2m from ground level. Ensure bats have clear passage into box entrance. Trees are tagged on site.

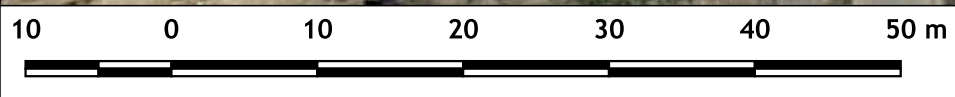


Beckets Grove, Wymondham

Locations of trees for bat boxes

Drawn by: AL
August 2021

Reproduced from Google: Inforterra Ltd and Bluesky digital map data © Crown copyright 2021. All rights reserved.



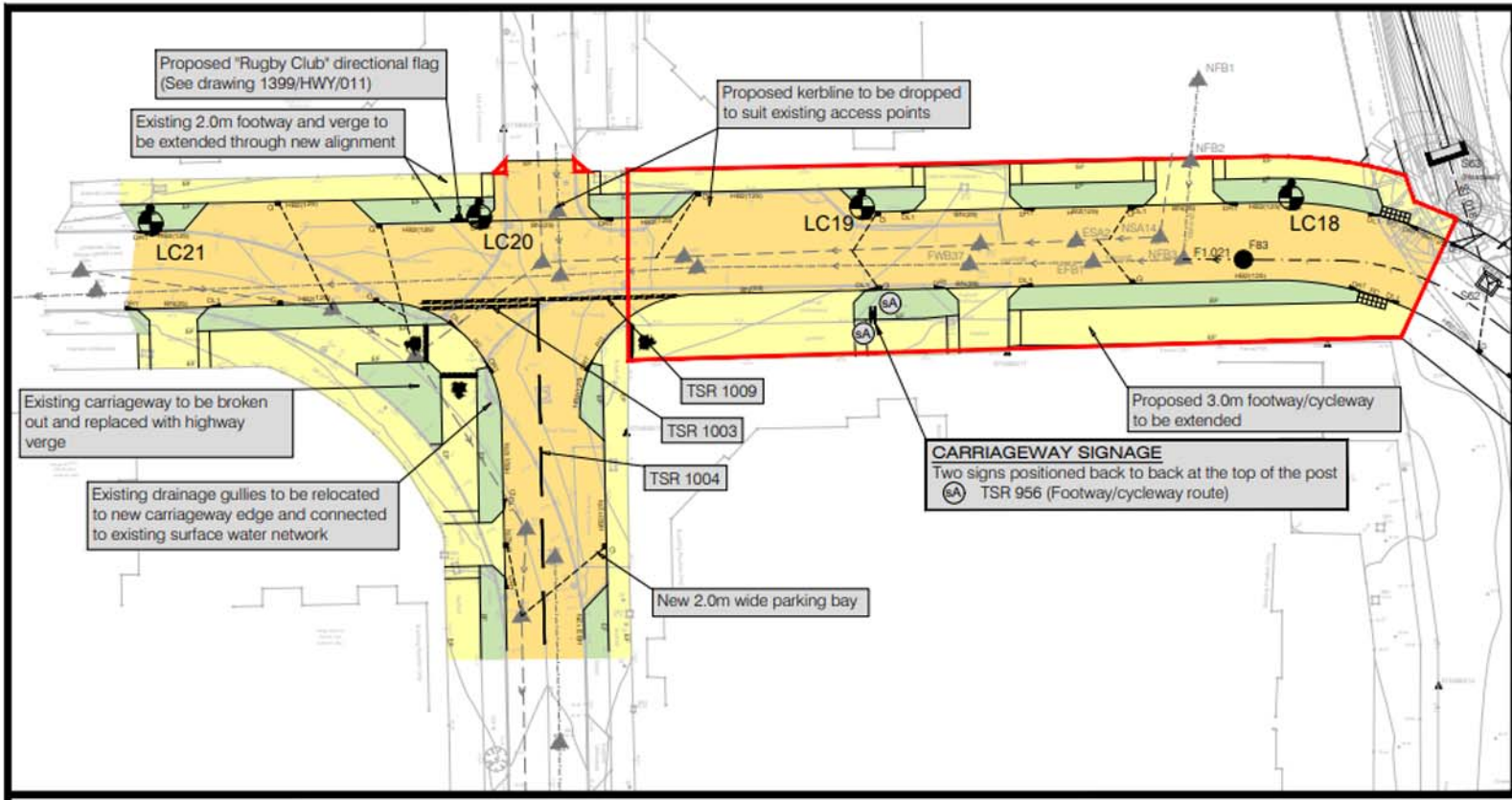
Briggs Mead Junction

1399_HWY_011K

File | C:/Users/ptull/Desktop/1399_HWY_011_.PDF

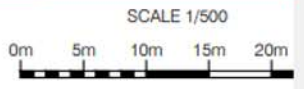
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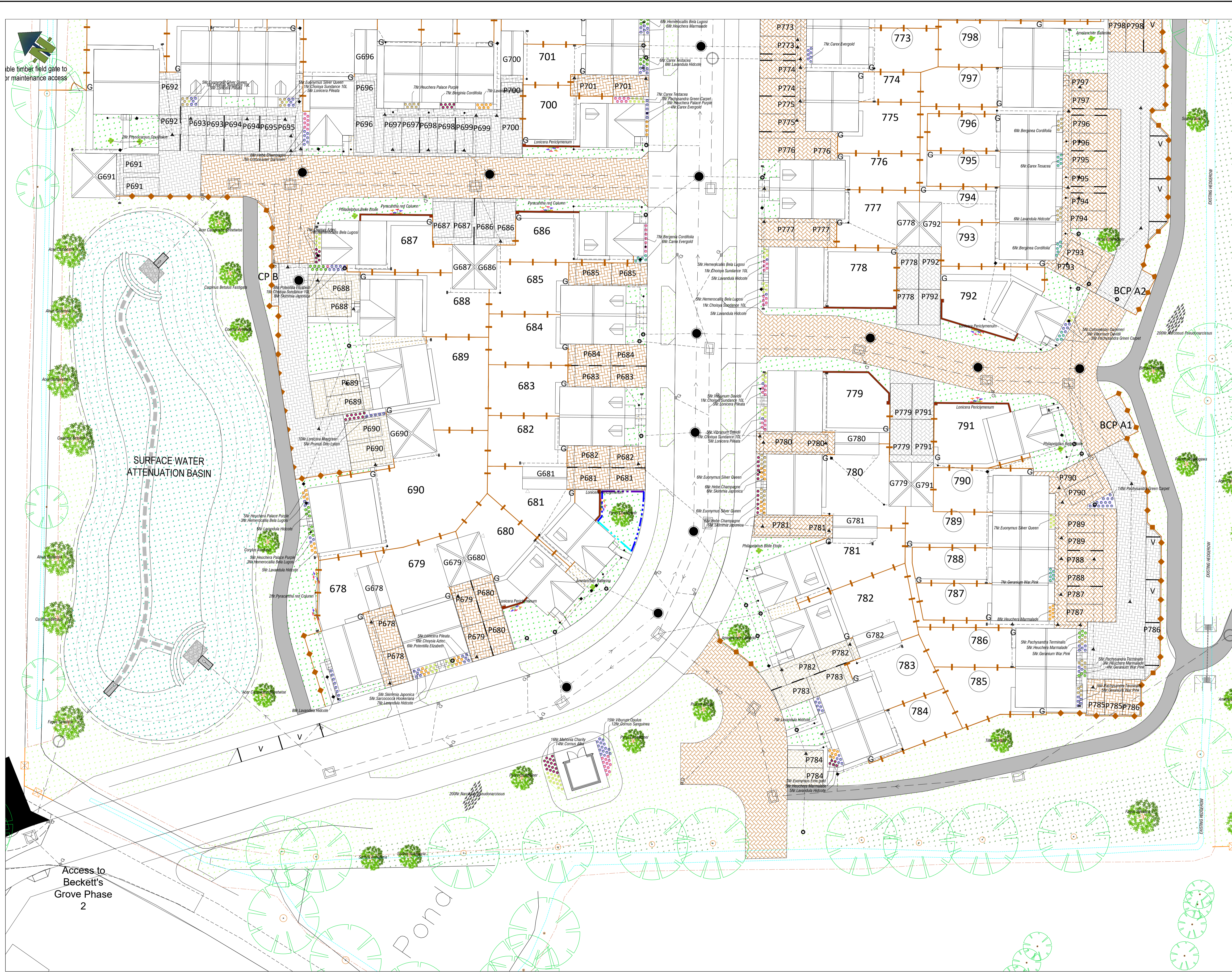
STREET LIGHTING
Proposed street lighting design undertaken by [redacted] Consultancy Ltd. Please see certified street lighting number MMA15823 for full street lighting specification.

ALL ONSITE & OFFSITE SEWER HIGHWAY WORKS CARRIED OUT PRIOR TO FULL TECHNICAL APPROVAL FROM THE RELEVANT SEWERAGE UNDERTAKER AND THE RELEVANT HIGHWAYS AUTHORITY SHALL BE AT THE RISK OF THE CONTRACTOR AND/OR CLIENT.



EXTRACT A - EXISTING DEVELOPMENT RE-ALIGNMENT

Elm Farm - Briggs Mead Planting



KEY

Soft Works

- Tree Standard
- Shrub-Specimen 10L
- Planting-Hedge
- Planting-Shrub
- Shrub-Climber 4L
- Grass-Amenity Seed
- Grass-Turf
- Grass-Wildflower End3
- Grass-Holland Mix End Alternation Blend
- Grass-Holland Mix End Lagoon Area
- Bulb Planting

Hard Works

- Garden wall: 1000mm high being brick to match house with engineering brick coping and dip
- Closeboard fence: 1800mm high
- Timber posts
- Post and 2' rail fence: 900mm high
- Post and 3' rail fence: 1100mm high
- Mixing rail fence: 600mm high
- Timber diamond beam
- Blocks $\leq 200/100$ c/s/charcoal
- Concrete block paving, size 200x100mm, laid 45 degree herringbone pattern
- Blocks $\leq 200/100$ c/s/charcoal
- Concrete block paving, size 200x100mm, laid 45 degree herringbone pattern
- Blocks $\leq 200/100$ c/s/charcoal
- Concrete block paving, size 200x100mm, laid 45 degree herringbone pattern
- Grasscrete
- Line of paving
- Charcoal
- Access paths: Buff 150mm wide
- 600mm path - to be provided to front entrance
- 600mm path - 300mm gravel strip to be provided side / rear access gates and dwelling
- Footpaths to be maintained by Management Company
- See Engineering drawings for details
- Existing Ditches to be maintained by Management Company
- Gravel 3-4 stone
- 20mm natural stone gravel over landscape geotextile
- Timber gate: 1800mm high
- Square timber bollard: 600mm high with reflective strip @ 1500mm c/s
- Bin Collection Points
- Surface treatment to match surface they abut
- Easement
- Root protection barrier 600 to be approved by engineers drawings and approval process
- Root protection barrier 1000 to be approved by engineers drawings and approval process
- Root protection barrier 2000 to be approved by engineers drawings and approval process

Refer to landscape & external works site plan, landscape notes & client specification documents for additional information.
Refer to Richard Jackson engineering drawings for specification details for foundations, levels, drainage, gravel boards, retaining walls and highway specification.
All changes to be detailed by Persimmon Homes site GIS and Technical Manager.

Rev	Date	By
E	08/01/21	UPDATED AS PER LATEST LAYOUT
D	02/09/20	ACCESS PATHS UPDATED TO SUIT THE REVISED SPECIFICATION OF BUFF RIVEN SLABS
C	14/07/20	RUSTIC PANEL FENCING OMITTED AND REPLACED WITH CLOSEBOARD FENCING
B	20/05/20	ATTENUATION BASIN WETLAND MIX PLANT SCHEDULE AND KEY UPDATED PATH NEXT TO PLOTS 754/759 UPDATED
A	15/05/20	UPDATES TO SOFT LANDSCAPING AND KEY

PERSIMMON

Persimmon Homes Ltd.
Persimmon House
Bankside 100
Peachman Way
Broadland Business Park
Norwich NR7 0NF
Tel: 01603 977200

Site Name:
ELM FARM WYMONDHAM

Drawing:
LANDSCAPE AND EXTERNAL WORKS SHEET 6 OF 7

Scale@A1:	Drawn By:	Date:
1:250	J HAYNE	FEB 20
Version:	Drawing No:	Rev:
	ELM-LAND-06	E

Boundary Plan

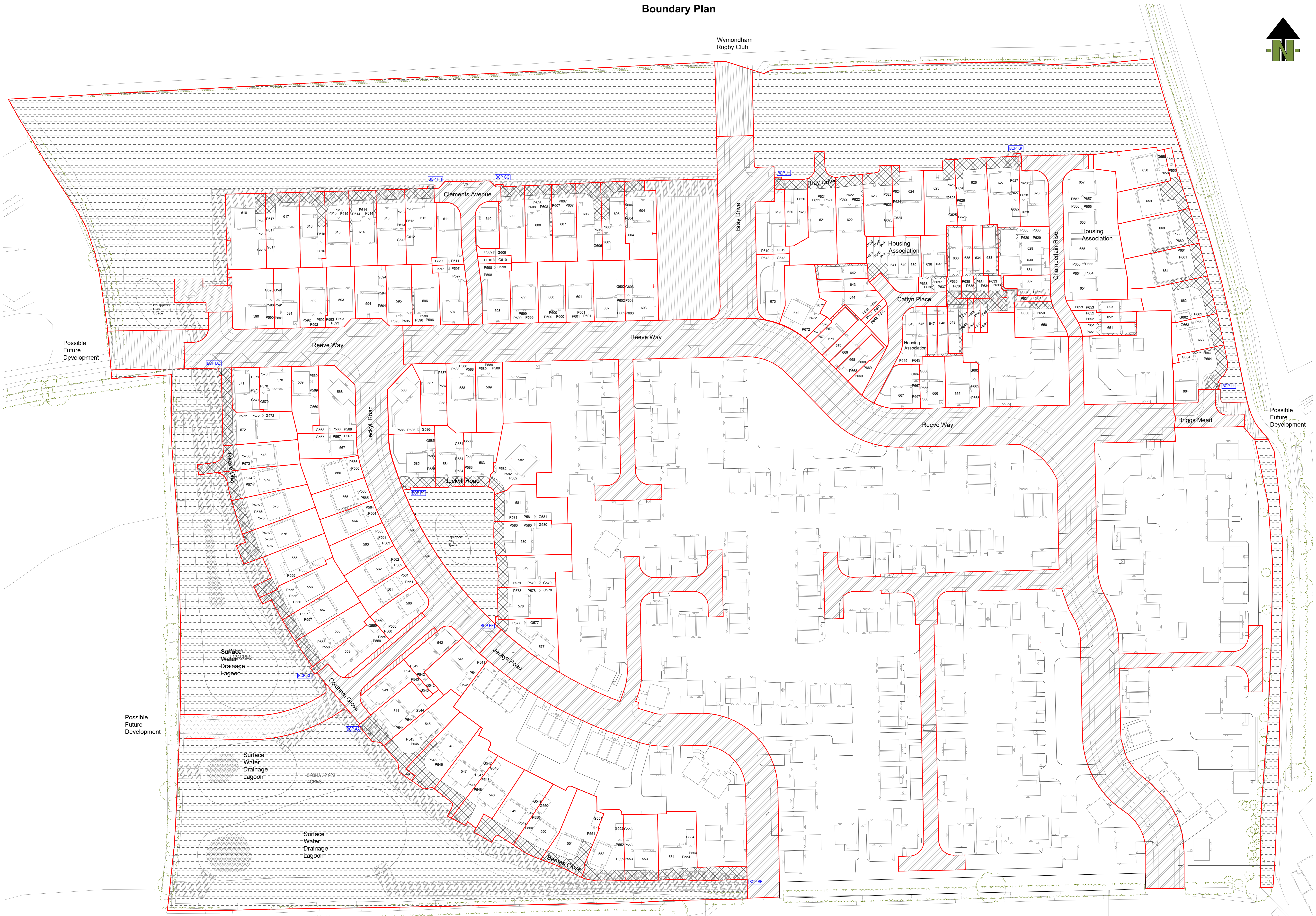
Wymondham Rugby Club



CONVEYANCE KEY	
	6.0m Wide Easement For Sewers
	Shared Accessway
	Estate Management Company
	Persimmon Homes Ltd
	Estate Roads to be Adopted
	Pump Station Compound
	Land to be returned to previous owner
999	Plot Number
P999	Parking Bay Assigned to Numbered Plot
G999	Garage Assigned to Numbered Plot
VP	Visitors Parking
	Bin Collection Point
	Plot Boundary
	T mark indicating Fence Ownership

BIN COLLECTION POINTS	
BCP PLOTS	
AA	544, 545, 546, 547, 548
BB	549, 550, 551, 552, 553, 554
CC	555, 556, 557, 558, 559
DD	571, 572, 573, 574, 575, 576
EE	577, 578, 579, 580, 581
FF	582, 583, 584, 585
GG	604, 605, 606, 607, 608, 609
HH	612, 613, 614, 615, 616, 617, 618
JJ	620, 621, 622, 623, 624
KK	625, 626, 627, 628
LL	658, 659, 660, 661, 662, 663, 664

NOTE: ALL OTHER PLOTS ARE TO INDIVIDUAL COLLECTION POINTS



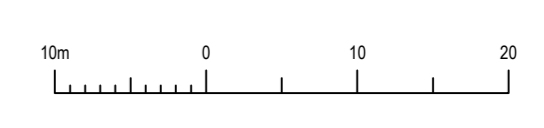
REV	DATE
K	19.02.2020
J	18.10.2019
I	13.08.2019
H	24.07.2019
G	10.07.2019
F	12.06.2019
E	10.06.2019
D	16.05.2019
C	15.06.2019
B	27.09.2018
A	12.06.2018

PERSIMMON
 Persimmon Homes Ltd.
 Persimmon House
 Brookside 150
 Peachman Way
 Broadland Business Park
 Norwich NR7 6NF
 Tel: 01603 977200

Beckets Grove, Wymondham Phase 2

Drawing:
Site Conveyance Plan
Plots 541-673

Scale@A0: 1:500	Drawn By: MG	Date: 08.02.2018
Version: CAR2-CON-01	Drawing No: K	Rev: K



Email communication with FirstPort

On Tue, Feb 8, 2022 at 8:00 AM Becketts Grove <bgp2ra@gmail.com> wrote:
Hello Emma

Thank you for getting back to us, unfortunately not too many of our main points have really been answered to our satisfaction yet. Please see comments and additions below in blue.

We are planning to hold a committee meeting at the beginning of March, so further response would be appreciated by the end of the month if possible so that we can discuss it further then.

Many Thanks and Kind Regards
Kevin Farrow

Chairperson Becketts Grove Phase 2 Residents Association

Dog Bins and General Waste Bins

We discussed the potential of management company funded dog waste bins at our last meeting and for now we have decided to see if we can get them installed by the council when handover has taken place as with the bins that are on Phase 1. Even though the Phase 1 bins are often full or supplemented by additional bags we don't see why we should make this an added estate cost if there is the potential of council sourced bins once we can get them to assess the development.

I will just note that in a previous email you provided much more favorable costs for sourcing and emptying the bins compared to the cost noted on the meeting minutes. "*I have located a contractor could do this at a cost of £36.50 to purchase the bin and £36.35 each time to empty.*" In-case we need to revert back to it, can you explain the change in price?

We are aware the General Waste bin from the Jeckyll Road play area will stay in storage until the Dog Bin issues is answered.

I have contacted the Town council again to have confirmation on if they can provide us with the similar (Free) service as they have for Phase 1 and they had advised that I needed to speak with the District Council. They have confirmed that they would not have any objections to this service, and they have advised that the costs would beas follows Once a week £ 74.40 and twice a week £110.60 plus VAT. This is an annual cost. Please confirm if we would like to go for the option of once or twice per week and we can get this set up. They have also provided us with some information on the type of bins and how they should be installed and I shall send this through to you shortly after sending this email.

You seem to be going around in circles on this point whilst also not answering the question we posed. That question being why did you previously state "*I have located a contractor could do this at a cost of £36.50 to purchase the bin and £36.35 each time to empty.*" then have increased the costs you quoted? We are fully aware and have previously discussed with you the fact that as it stands the town council will not provide a free dog waste bin service to this area. As stated above we have decided to wait until the area is adopted to a point that the town council will assess it for this service. As stated "We don't see why we should make this an added estate cost if there is the potential of council sourced bins once we can get them to assess the development". Therefore we are not willing to pay for dog waste bins at this stage.

Jeckyll Road Play Area Flooding

This issue has also been mentioned to Michelle and we have advised about our skepticism of the attempt to aerate the soil. There is too much clay in it and we believe the quoted process will be a waste of money once it fails resulting in the same problem.

The greater issue with the water in our opinion is how the equipment has been installed. The flooding is mostly occurring under the equipment as the ground has sunk from settling and use. If the ground beneath the equipment had been raised, or the equipment was installed as Oakwood Park equipment has, then the equipment would still be accessible to use after wet weather. Pictures attached of the areas under the equipment from this weekend.

Obviously we are aware FirstPort have not adopted the equipment, only the ground, but we want FirstPort to be aware of our opinions regarding the proposed work.

As discussed, we had a contractor out to assess the ground and the suggestion of aerating the soil has been rejected. After a detailed assessment, he has agreed that the OxyShot would be a temporary fix and would not fully resolve the issue, as you mentioned above.

He therefore recommended a contractor to advise on this and we have arranged to attend the development this Wednesday 9th to show them the areas of concern so that he can quote for remedials.

He has suggested that we build the ground up about 80-100mls to allow the play equipment to be free of water. I have also arranged for a secondary contractor to join us to obtain additional quotes/advice on how we can resolve this issue. I shall update all on our discussions.

We are pleased to hear that the OxyShot proposal is being abandoned. With regard to any building up of the ground under the play equipment this needs to be done in a way that the ground underneath is protected from sinking again afterwards, it should at least include removal and replacing of the ground matting below the equipment. It would be even more preferable if the surrounding surface was the same as that installed under the equipment on Oakwood Park.

Please can you confirm that there will be no cost incurred to Phase 2 management company for this work due to your previous statement that the equipment on Jeckyl Road park has not been adopted by the management company.

Management Fees for 2020

We still have an issue with the fact that FirstPort charged the full management fee for 350 properties on the 2020 accounts. In the meeting notes you have stated "*Should there have been some vacant/void units the developer would make a payment towards their management fees.*" as the reason for this. The properties in question were not vacant or void, they were not built and did not exist. We therefore do not see how management on 350 property accounts can be charged for when there were not 350 properties on the development to be managed. Especially when you have also stated "*The charges are property specific...*" I do feel I was clear we were talking about unbuilt properties when we discussed this point in September.

Our understanding is that a property's contribution to estate management only starts when the property is built and signed off by the developer. There were definitely a number of Phase 2 properties, maybe even around 10% (35 properties), that were not completed until during the beginning of 2021. Even today there is still one being built.

So we still do not feel FirstPort has adequately justified taking the full amount for 2020 Management Fees from the management company. A better explanation, if FirstPort can come up with one, would be very welcome.

Having discussed the concerns with the accounts team they are looking back through previous accounts they will advise confirm the charges in due course.

We will look forward to a response or further justification from your accounts on this.

Just to note the lack of a factual reply does make us question why FirstPort cannot easily state how many properties were on the development at the end of 2020 and therefore contributing to the management company.

Ground Maintenance

You have previously advised (as Chamonix) that you would be able to provide work check sheets for the ground maintenance performed on Phase 2, although requested nothing has ever been provided.

As we believe the onsite property maintenance is now contracted to FirstPort and not their own employed team as it was with Chamonix prior to their purchase. FirstPort should therefore want to have even better control and knowledge of what work is being contracted where, when, and for how long. Therefore, are FirstPort going to be able to tell us what amounts of Ground Maintenance work were undertaken on Phase 2 throughout 2021 prior to the release of the 2021 accounts?

I have requested this information from the Property Care Takers Regional Manager and await their response.

Once again we will look forward to receiving and reviewing this information.

2022 Estimations

Ground (Garden) Maintenance

The 2019 estimation for Ground Maintenance was £13,387 and £5,349 was charged in that year. The 2020 estimate was £13,775 and £6,457 was charged in that year. The cost we know is proportion of the estimate in each of these years due to the minimal amount of ground adopted which still remains the same to date. For 2021 the Garden Maintenance estimate increased to £17,565, an increase of 27.5%, with an additional £1,000 added for

Ground Maintenance Supplies as well. This year your estimate is £22,407, another 27.5% increase on the estimate for 2021.

This is a 62.6% increase over a 2 year period for adopted areas that have not changed and are unlikely to increase until later this year at the earliest based on the work that is still to do. It is also three and a half times what was actually charged in 2020. Well above any justifiable level of inflation, wage or cost increases.

Therefore we request that FirstPort explain the need for this level of increase for Ground (Garden) Maintenance on Phase 2. Connected to the above point please also provide information on where funds have been spent during 2021. Why has the same percentage been applied for the last 2 years? It appears to us that the estimate is just being increased by a nominated amount with no relation to the work carried out, please prove otherwise.

Also why is there an additional charge being applied for maintenance supplies? Particularly if our understanding is correct and maintenance is now contracted out. Surely supplies fall under the work being completed and therefore under maintenance as a whole.

The costings for the Grounds Maintenance have slightly changed as we have merged some of the works that the Property Care Takers do into the one category, Grounds Maintenance. You would have noticed that in the 2021 estimate there was an allowance for the water feature/water course, this has now been removed and is merged within the Grounds Maintenance costs.

Also, following a recent site audit and a review of the areas that we will soon be maintaining, including the woodland areas, the Property Care Takers understand that the amount of work involved exceeds the price that was previously estimated, and they have had to increase this a bit.

The works will include maintenance of the woodland areas and strimming it twice a year amongst ensuring all of the managed areas are kept on top of. We estimate the property Care Takers spending about 3 days every

The numbers that have been quoted are estimated numbers and if the amounts are not spent, the funds will be returned to the residents.

The developers also check and approve the estimates before we send them out to residents.

As you will understand the works on the development is seasonal with more works being carried out over the growing season and less works needed during the winter months.

This has been taken into consideration when drafting up the estimate.

If you have any concerns over the works they have completed, please feel free to contact me directly so I am able to address.

Regarding the Supplies, we have kept this element separate as this is not a maintenance element but a supplies element, and if there have been no bark or seasonal bulbs planted for the year, the amount will be credited back.

Firstly we would be interested to know what "water feature/water course" was being estimated for? Nothing has previously been charged against this in previous accounts so it's not something that has been adopted or incurred a cost to date. Besides this was a £902 estimate in 2021. It's still a long way off the £8,632 you have added to Ground Maintenance estimate over the last two years.

Regarding the woodland maintenance, as far as we are concerned this should have already been considered. The woodland hasn't suddenly appeared, surely it would have been included with estimation for the management of the development from the beginning, after all it is marked on your plans as such. As for your statement of "have had to increase a bit", nearly £5,000 increase from 2021 to 2022 is a little more than a bit, 27.5% more as stated. Also what is the justification for the increase of nearly £4,000 on the 2021 estimate? You haven't adopted any more areas since 2020 so why are the areas that will be adopted going forward cost so much more than you have originally estimated?

With regard to the audit and review of the areas that you advised has taken place please provide us with documented details of that audit, the areas assessed, the additional works compared to previous estimates, and how that all relates to the additional costs being applied to your estimates.

With regard to your points about estimates, we do know how they work. However, to date you have not been able to show or prove to us how you arrive at the final costs charged to annual accounts. At one point in previous communication I even got the impression that particularly at this stage of partial adoption the amount charged was a percentage of the estimate that Chamonix deemed appropriate. So your point about funds being returned doesn't make us feel very confident when that doesn't have any relation to the work completed as far as we have seen to date.

Additionally, in relation to your point the "developers also check and approve the estimates" please explain why this is an important justification. FirstPort are the appointed management company for "Becket's Grove Phase 2 (Wyndham) Residents Management Company Ltd" and not the developers. As residents we are the members of "Becket's Grove Phase 2 (Wyndham) Residents Management Company Ltd", where at any point is it in the developers interest to pay any significant time and attention on what is or isn't being estimated for and by how much this increases by?

Overall our biggest concern with ground maintenance is that we continue to feel we are being charged an excessive amount for the amount of work actually being completed on Phase 2 areas and this amount keeps increasing.

Private Drains and Sewers

In 2020 the estimate for Private Drains and Sewers was £285 with £57 spent. The estimate was the same for 2021. This year it is £1,000, a 75% increase. Please explain the need for this increase and also where exactly the Private Drains and Sewers are within Management Company areas.

The allowance for the Private Drains and Sewers relates to the ditches. At first, we understood that we were only to keep the outlets clear, however we now understand that the ditches form an integral part of the developments flood management and protection system and they need to be completely cleared out periodically.

We have begun doing this in stages as the quote received for complete clearance was over £10,000.

The reason the cost is so high, as this has not been carried out for some time and therefore the first cut, is always the hardest and most expensive.

We will be paying for these works from the reserves and there will be no additional charges to residents for this and also moving forward the cost for keeping on top of this should be reduced.

With the ditches, we will only be clearing out the centre of the ditches to allow water to be free flowing.

We will not be clearing the sides, as this encourages children to enter the ditches of which we must advise children not to do so.

Please tell us which ditches these costs specifically refer to for Phase 2. The details you are including above relate to the ditches that run alongside the large park and form part of the Phase 1 management area. You have previously confirmed that these ditches are not the responsibility of Phase 2 and therefore the clearance of them does not come under Phase 2 management company costs. So these quoted cost for clearance and maintenance going forward are irrelevant to Phase 2 areas.

Management Fee's

Noting a 10.5% increase for 2022 but acknowledging that there was no increase in 2021.

The management fees itself increased by 1.1% however the allowance for sundries, including the postage and bank fees were added into the management costs.

Monitoring System

What is the monitoring system charge for?

The monitoring system has been put in place to allow any resident to contact us should there be any emergency on the development during out of hours.

Beckets Grove Phase 2 Residents Association

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