

Beckets Grove Phase 2 Residents Association

Meeting Minutes

Date & Time - Tuesday 7th June 2022 at 7.30pm

Location - Wymondham Rugby Club upstairs meeting room opposite main bar

In Attendance – 11 Total

Sarah Tate, Darren Tate, Krissie Lessiter, David Woodbine, Claire Carter, John Waller, Sue, Andy, Gail, Richard Bugg, Kevin Farrow

Apologies sent by Helen Stewart, Robyn Redman, 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 emails to Persimmon and First Port

2. Review of meeting minutes from 6th March 2022

Most items from previous meetings are due to be expanded on in this meeting.

3. State of play with all issues raised with Persimmon

An email detailing the following was sent to Michelle Baker, Paul Tull and James Mulhearn on Wednesday 1st June at the time these notes are released not reply has been received. Further follow up will be sent in a week to Michelle Baker (Managing Director, Persimmon and Charles Church Anglia and Director of "Beckets Grove Phase 2 (Wymondham) Residents Management Company Ltd) requesting an answer to why communication has ceased on the issues we are raising.

1. New property build schedule

Requested an update on the planned completion date for the property being built on Phase 1 & 2. We had been advised April / May but this has not happened.

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

Requested if there is a current target schedule for the full hand over of Phase 2.

3. Pumping station hand over to Anglian Water

Asked for the current stage of progress on the handover of the pumping stations to Anglian Water. Point noted that when handover has taken place we need to re-raise the increased maintenance applied to the site to prevent blockages. Also noted that tankers had to attend the other pumping station at the end of Reeve Way.

4. Lagoon Area

Work has been undertaken by Mulberry Build Ltd but there are still many issues that have not been adequately resolved. Some of these continued issues were raised in an email on the 10th May but were unanswered by Persimmon or Mulberry Build. As the fencing has now come down we assume Mulberry Build believes their work is complete.

a) Hibernacula Construction

On closer inspection of the two new Hibernacula created by Mulberry Build we still do not believe that they conform to the specification provided by Wild Frontier Ecology in the Ecology Management Plan. It is unclear whether the minimal pipe entrances reach a usable internal space, there should be multiple entrance points with the outside margins providing access into the Hibernacula as is expected. Like the previous attempts there appears to be more solid soil material than loose accessible layers.

The existing Hibernacula have not been reconstructed as we were advised they would be, instead more soil has just been added to them. The pipes seem to be further into the mounds but as the main structure hasn't changed these Hibernacula still do not serve their intended purpose. Some of the pipes are also still smaller than they should be.

We will not be happy with these Hibernacula until Wild Frontier Ecology provides sign off in writing which we would want to receive a direct copy of from them.

b) Path Flooding

No work has been done to reprofile the path to prevent it from flooding. The surrounding ground is still higher and therefore the path will continue to flood. Following a short but significant downpour on Wednesday 31st of May the path already showed signs of flooding in the same areas. Pictures supplied to Persimmon.

Also noted a lot of the timber rails along the path edges are now also damaged by the work done to the grass areas.

c) Grass Areas

The main parts of the green areas have been rotovated and seeded. Questioned if this was wildflower seeded or just grass? Noted it was lucky that there has been some rain recently as the seeding wasn't watered in and more has fed the birds than will grow into anything.

The work undertaken seems to have only occurred where the large machinery could get to. The more contained area leading from the Jeckyll Road Entrance alongside Barnes close has not been worked on. Likewise, the area at the closest to Reeve Way end. The ground under the fencing has not been touched. There is still waste and building materials in and on the ground that should have been cleared. A tree (at the front left of the first Lagoon from Jeckyll Road) has been run down by machinery and just left. Residents have also raised concerns with the encroaching grass and vegetation growth within the tarmac of non-adopted roads due to the long period of neglect which could have been cleared and treated.

d) Fencing

There is still a Harras fencing panel in the ditch to the left of the Lagoons on the border of Phase 1. Approximately halfway down from Jeckyll Road.

The fencing removed to allow access for machinery has not been replaced.

e) Signage

We requested that either deep water or sudden drop warning signage is installed around the lagoons.

f) Chicken Wire

This is the only work that we feel has been fully completed in the lagoon area. The batons applied have successfully tidied up the cut wire.

5. Phase 1 Chicken wire

Awaiting confirmation if Persimmon contracted the removal of the lower section of Chicken Wire around the fences on the big park as we believe they did, if not who did? The removal has left a lot of untacked areas that need attention which should have been addressed as part of the removal. Persimmon previously suggested it is an issue for Phase 1 management company. Due to the deterioration and untidiness it has been suggested full removal would be a better option.

6. Bird and Bat boxes

We still haven't been told how many bird and bat boxes were installed.

7. Jeckyll Road play area flooding

Awaiting a progress update. FirstPort have said they have sent over a proposal, but no further details provided. We would like to know when rectification work is going to commence. We have also contacted FirstPort to chase this up.

8. Jeckyll Road Signage

Signage for Jeckyll Road at the junction with Reeve Way has not been added.

9. Tree removal

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

10. Second play area

Requested the schedule of work for the end of Reeve Way, the second play area, and the entrance to the wooded area at the back?

11. Green space alongside Bray Drive.

Have not had a confirmation on what will be happening with the open green space to the left of Bray Drive when facing the Rugby Club.

12. Woodland walk

Requested when is work starting on the pathway for the woodland walk?

Following the committee meeting it has been noted that a wider path has been cleared through the wood area. There is no access to the far end of Reeve Way and there are some potentially unsafe materials within the section to the back of Clements Avenue. This will be raised if not rectified shortly,

13. Game rearing pen

The game rearing pen has been removed from the woodland but as previously advised there are still some waste building materials in the wooded area and the ditch along the back of Chamberlain Rise that should have been cleared.

14. Briggs Mead & Road surfacing completion

We had been told that work to the Briggs Mead junction would begin on the 16th May and subsequently the road surfacing would follow. We requested details for when this would happen. Following the committee meeting letters have been received regarding the resurfacing of Carpenter Rise to Dove Avenue and for work beginning on the Briggs Mead junction. Copies attached to the end of these notes.

15. Signage

We have requested signage at the junction of Albini Way and Carpenters Close to direct traffic to Reeve Way.

We also requested a review of the positioning for Private Drive areas. Some are currently missing or in a position that cannot be easily seen. Post mounting was requested if required.

A request has also been put in to move the Bartram Close sign to the opposite side of the junction with Dove Avenue. This was going to be looked into by Persimmon's technical team.

16. State of Roadside Verges

State of the roadside verges has been highlighted, specifically where areas have been changed. Point noted that Highways are unlikely to be willing to adopt poor condition of verges as it will then fall to them to maintain.

17. Director amendments & estimation sign off

Have had email discussions separately from the above with Michelle Barker regarding the number of Directors and estimate increases and who signs them off.

The number of directors is apparently to provide other signatories in-case main signatories are not available. The estimates are approved by Michelle based on comparisons of increases with other developments. Issues raised with this methodology based on the Ground (Garden) Maintenance increases over the last two years. Not anticipating any further action by Michelle on this

4. Planning within the wooded area.

No further update that we are aware of regarding planning in the wooded area next to the bridle path between Becketts Grove Phase 2 and Elm Farm. We welcome any information when anyone hears or receives anything.

5. Points raised with FirstPort

Please note Chamonix based email no longer works, FirstPort pushing use of my home portal to log issues at myhome.firstport.co.uk (you need your account number to register) possible to email help@firstport.co.uk. So far neither have provided responses to the following.

1. Jeckyll Road play area flooding

FirstPort had advised details for rectification work had been passed to Persimmon. Requested the current state of this issue and when is rectification work likely to commence.

2. Management Fees in 2020

Point raised about full fees being charged in 2020 attributed to covering reduced charges in

previous years. Based on number of completed properties in 2018 and 2019 the charges were lower.

3. Ground maintenance work check sheets for 2021

Have been waiting for work check sheets for Ground Maintenance completed in 2021 since January. This should provide some indication for the amount of work completed for the amount charged in 2021 accounts which should be released shortly.

4. Ground maintenance increases in 2021 and 2022

The point had been reiterated by FirstPort that the estimates are not the final charges and that increases were due to elements not initially priced for. Point highlighted back that this would not be a problem if we felt the annual charges were based on work completed.

5. Vandalism / Damages, Ditch Debris and loose Chicken Wire on Phase 1 Big Park

Advised there have been some damages to some of the timber structures used to protect the trees on Phase 1 big park. Additionally, there is a missing rail on the fence above the ditch which meets Jeckyll Road. Some of the broken fence debris and other waste material is in the ditch. Additionally there are a lot of loose pieces of the chicken wire on the fences surrounding the park and the green area on the other side of Jeckyll road, some could potentially cause injuries and that the wire doesn't serve any purpose now and should just be fully removed.

6. Rugby club fireworks

Sarah advised Daniel from the Rugby Club who organised last years even and will be organising 2022 has agreed to attend our September meeting. This will be to discuss the event which is in early planning at the moment.

7. Questions Raised

Question regarding the drop kerbs opposite what was the Showhouse and where the gate to Phase 1 large park is located for cutter access. Since the meeting a drop kerb has been installed opposite the showhouse. DS Watson's employee advised one wasn't being installed at the gate to the large park as there is drop kerb access on the opposite side of the park. However this does render the gate pointless.

8. Any other business

Note made by those who work away that the general tidiness and upkeep of the development is well below where it should be (alternative wording used). This was agreed by the committee as a whole but it was noted that the main problem remains that whilst Persimmon continue to hold responsibility for the site and have directorship of the management company, we are limited to how much influence we have and the changes we can make. This will change but for now we can only keep reporting and chasing as we are.

9. Next meeting planned for Tuesday 6th September at 7.30pm in upstairs meeting room.

Our Ref: VS/RD/DS

7th June 2022

TO THE RESIDENTS OF CARPENTERS BARN

Dear Sir / Madam,

Carpenter Close and Reeve Way Remedial, Planing and Surfacing Works

Please be advised that we will be carrying Planing work and Final Surfacing to another section of the carriageway between Albini Way and the junction into Dove Avenue off Reeve Way. Work will be commencing on Monday 20th June for approximately 3 days.

Planing Work will commence on **Monday 20th June 2022** taking 1 day to complete. During this period of one day access will be possible for vehicles but it may be restricted, with possible short delays as work in the carriageway proceeds.

During this entire work period **Monday 20th June to Wednesday 22nd June 2022 inclusive**. It would be very much appreciated if vehicles were not left on the roadside but kept on your driveways.

On **Tuesday 21st June 2022**. We will start the asphaltting of the surface course to both Carpenter Close and Reeve Way, this will take 2 days and the work will be carried out in 2 phases to ease disruption:

Phase 1) Tuesday 21st June, Residents of Carpenter Close

The entrance with Albini Way and Carpenter Close will be closed and a diversion route around Jekyll Road will be set up. This will allow us to surface the section of carriageway from Albini Way to the footpath which divides the site and Reeve Way starts.

During the asphalt laying phase vehicular access will not be possible between the hours of 08:00 hours to 18:00 hours. We would emphasise that should you need to use your vehicle during the working hours it would need to be parked away from the area to be surfaced, which will be clearly marked with barriers and cones.

Access will be available to residents of Carpenter Close upon completion of the Phase 1 work, but the through route will remain closed.

Phase 2) Wednesday 22nd June, Residents of Reeve Way, Dove Avenue, Bartram Close and Ollett Court

The entrance with Albini Way and Carpenter Close will remain closed and the diversion route around Jekyll Road will remain in place. There will be Access Only available to Carpenter Close

residents. This will allow us to surface the section of carriageway from Carpenter Close to Dove Avenue off Reeve Way.

During the asphalt laying phase vehicular access will not be possible between the hours of 08:00 hours to 18:00 hours. We would again emphasise that should you need to use your vehicle during the working hours it would need to be parked away from the area to be surfaced, which will be clearly marked with barriers and cones.

Where there are footpaths, pedestrian access will always be available. While asphalt work is carried out Bitumen will be applied to the carriageway, and we would ask that caution is taken when walking in the carriageway.

These dates are subject to changes due to weather and production, we will do our best to advise of any change of dates. Throughout the duration of the work emergency access will always be available. I together with several team members will be present throughout to give advice and assist in any way we can.

We would like to thank you in advance for your co-operation and apologise for any inconvenience the work may cause. However, should you have any queries, please contact the undersigned on 07866 755208.

Yours faithfully

Vincent Smith

For and on behalf of
D.S. Watson Civil Engineering (Anglia) Ltd



Tangent Plant Hire Ltd
2 South Brink Place
Wisbech
Cams
PE13 1JE

Tel: +44 (0)1945 474333
enquiries@tangentgroup.co.uk
www.tangentgroup.co.uk

Friday, June 10th, 2022

Dear Resident,

ADVANCE NOTIFICATION: Briggs Mead/Reeve Way Junction Remodeling and Surfacing

Persimmon Homes – Elm Farm
Briggs Mead/Reeve Way
Wymondham
NR18 0GF

I write to inform you that we will be carrying out essential road development and resurfacing works in your area, at the above approved planning development.

The schedule of works is planned to take place:

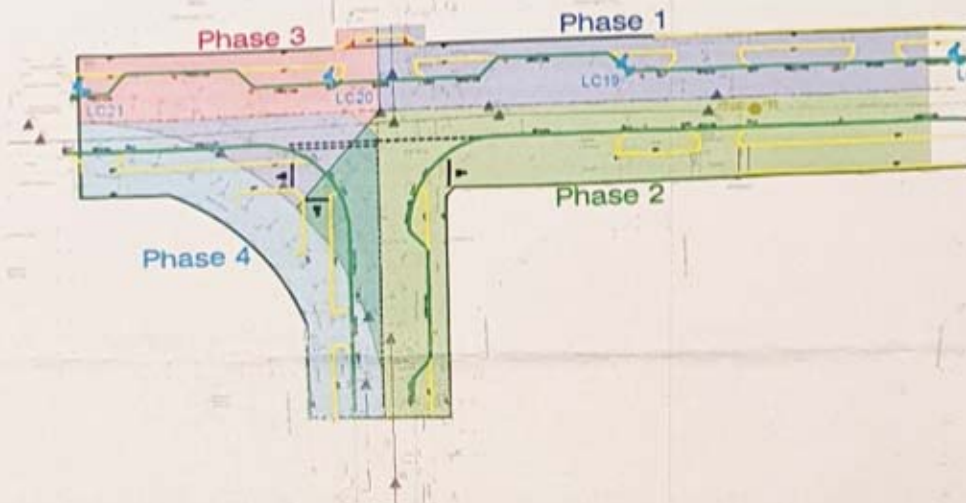
- Date: **W/C 20th June 2022**
Duration: **8 weeks**
Time: **07:30 – 16:30 weekdays, 07:30-13:00 Saturdays (noisy works to start 8am onwards)**
Detail: Remodelling and surfacing of Reeve way/Briggs Mead junction

The works to be completed will change the road layout of Reeve way and Briggs mead. Currently Reeve Way follows a left-hand bend at the junction with Briggs Mead, following our works Briggs mead will become the major road and Reeve way will be accessed via a T-junction to Briggs mead. (Proposed Layout below)





To enable us to complete the works safely and as quickly as possible to minimise disruption, we plan to carry out the work in four phases. During the four phases we will have in place suitable traffic management and segregation for pedestrians at all times. To aid in the smooth operation of these 4 phases we ask that while we work in the phase that may affect you, that vehicles are parked off the highway and do not impede on the works or traffic management in place. There may be times, particularly when we are surfacing that access via vehicle to the property will be not possible, we will give prior notice to this, and our friendly team will be onsite and more than happy to assist you in getting to your property if needs be. (Phasing plan below)



We do acknowledge the inconvenience and disruption this can cause. By asking for your cooperation as such, we aim to complete the works as quickly and efficiently as possible, thereby minimising the continued impacts on all residents.

We thank you kindly for your patience and cooperation throughout this period. Should you have any questions or comments about the scheme, please feel free to contact us at the above address.

Yours faithfully

Jacob Goat, Project Manager

pp. Marcus Goat, General Manager
Tangent Plant Hire Ltd