

Beckets Grove Phase 2 Residents Association - Meeting Minutes

Date & Time - Tuesday 20th September 2022 at 7.30 pm

Location - Wymondham Rugby Club upstairs meeting room

1. Introduction and taking of attendance and apologies. Volunteer required for note taking.

- In attendance, Darren Tate, Claire Carter, Helen Stewart, Emma Peek, Stuart, Sue, Ellie Morgan and Kevin Farrow. Apologies sent from Sarah Tate.

2. Review of meeting minutes from Jun 2022, and any points not being expanded upon.

- Most points to be revisited within meeting.

3. Rugby club fireworks and other social and private functions.

We were joined by the Fireworks Event Organiser Daniel Cane and Club Chairperson Paul Wooton.

After last year's event:

- Event team considering complaints and social media comments.
- Agreed on a series of changes because of these complaints (social, emailed etc), held meeting 2 weeks after the event to ensure all complaints were considered.
- Were disappointed with the security last year, didn't follow the brief, have got a new company and the intention is that they will spread more through the estate and site rather than congregating.
- Numbers: 3.5k was the max attendance historically. Plan up to 5k (this is the capacity limit).
- Had 5k with 1k+ attempting to get into the site.
- Level of demand last year took by surprise; this was a result of a lack of other displays in and around Norwich combined with the easing of Covid restrictions and good weather.
- Lack of Highways adoption on Phase 2 means no council intervention is possible as well as little authority around the estate. Some control over traffic into and out of the estate but this is sourced and provided by the Rugby Club.

Measures being taken this year:

- Fully ticketed event and ticketed parking:
- Ticketed + paid parking, should know how many cars will need parking.
- Licensed traffic marshals, and security. Should be able to get people out the site. Have marshals at Waitrose roundabout to ease traffic there.
- Prevent people from turning right out of Albin Road (which takes longer). Elm farm won't be open so not looking like this would be an option to ease flow of traffic.
- **Might be issues around the temporary traffic lights. Estimates by the end of September. If we get to Oct and the lights are not there, we and the Rugby Club need to speak with Persimmon to move lights for one night.**
- WRC speaking with Graham Tuddenham – to help with land issues and possible additional parking on grassed area.

- £5 per car extra. Concerns over people not paying the parking and parking on site instead. WRC are trying to balance out costs whilst keeping ticket prices low and in line or under other events.
- Speaking to Waitrose to see if they can offer parking down there.
- Getting yellow cones so that residents can come and collect cones to protect their verges/ driveways. Wanted to check with us if that would be useful. Answered yes. **We can share information about this on social media and email.**
- Onsite parking for 450 cars on pitch areas covered by plastic surfacing. Plus possibility of other additional parking (Maybe)
- Concerns over people who take advantage (know they can get free parking around the estate). There will also be security watching in the estate. Ultimately they can't prevent people from parking up entirely but can help to try to keep things civil.
- Working with Norfolk safety advisory group to plan the event.
- Taking payment on the gate caused issues with entry and queue last year- shouldn't be the same issue this year.
- If there are tickets left, then entry could be allowed on the gate. The hope is the majority of tickets are sold in advance but WRC will not be willing to turn people away as long as capacity allows. However, if they do get close to the capacity for the event in advance they will ensure it is communicated as a sold out event and will not push to fill the capacity.

Questions:

- Rubbish, the next morning following an event the rubbish is all over the estate. Day after the fireworks there was litter picking throughout the site and estate. Events team will consider putting bin at entrance and exit of Bray Drive. Highlighted that this litter picking needs to be all over the estate in all grassy areas, not just the main estate.
- Can we have the final details emailed through to us, so we have the final plan. **Events team are happy to share event management plan.**
- Traffic management plan- up to Heathersett road entrance, priority is ease of movement through the estate. Events team will have clearer signs and marshals in place this year advising people to turn left.
- Road from roundabout might be useable? Would need Persimmon's sign off but would make a great difference. (Via Elm Farm). Slim chance of it but WRC will check with Persimmon if this is possible?

Social events at WRC:

- Time limit on music? 11pm (unless there is a special license). Annual dinner and summer ball were 12pm.
- Excess noise often coincides with tented events – Beer fest, annual dinner, and summer ball. Don't use marquees often because it's hard to limit sound. Will reconsider positioning for external music in the future.
- WRC really want to hear about issues directly and don't want to run into issues organising events in the future because of bad relationship with residents. Residents are welcome to contact the club directly with concerns or via the resident's association email

4. Current state of play with all issues raised with Persimmon.

- There has been a serious lack of communication.

- Provided a simpler format of questions to hopefully procure answers.
- Concerns over Briggs Mead and the one straight bit of road. It's unlikely Persimmon are concerned about traffic calming measure being installed.
- Only current option for communication (Michelle) – most recent response has been – we know what needs to be done it will be done. Supposed walk around planned.
- Management price increases are an issue we've raised with them and FirstPort. Both have put this this down to miscalculation in the initial tender. Increasing costs in general, but have stated increases in line with other developments. Although that relevance has been questioned.

Management company options and FirstPort adoption:

- Possible future options, Line and Castle or NPM. Might be interesting to communicate with these management companies when we have an idea of a full adoption date.
- Would need to find someone to do the whole transfer, accounts, legalities, GDPR etc.
- We need to start pushing but also supporting First Port to ensure Persimmon do what they should before areas are adopted. We don't want FP to take over any areas that are not as they should be.
- We should support Emma with this. Have discovered she has a meeting on site FirstPort and Persimmon this Thursday 22nd Sept). Don't think that its likely Emma will respond to a request for BGRA to have a representative present, but she might.
- Issues with play park is that Chamonix never realised there would be play equipment- also possibly still charging for play equipment maintenance.
- This year's fee shouldn't be dissimilar to last year. Should be a credit in this year's accounts.
- My House Portal exists with FirstPort as a login space for residents.
- Meetings appearing in the portal, without letting residents know.

Questions:

- Questions on cost (will we see a significant price hike)? In theory FP are working off estimates.
- Question who looks after paths A- Persimmon/ FP.
- Issues last year with slippery path (path sandy coloured path next to Briggs Mead) unfortunately not ours to control, owned by Graham (possibly) and is a bridal path.

Woodland and Lagoon areas:

- DSW supposed to add bridges in woodland area.
- Questions over materials used under the woodland path. Stumps poking out that should have been dug out, the material is plastic and fraying. Plastic not laid correctly but plastic was probably the only option to help reduce maintenance and would last better if it had been laid correctly.
- Lagoon area – it's just weeds, in theory they seeded it. Not really a wildflower meadow, Paul Tull mentioned that there would be topsoil put down. (Barnes close and Coldham Grove). Lagoon area unmaintained growth is now becoming an issue and affecting the private drives – Persimmon claim this is a resident's issue.
- Hibernaculum is covered over with grass but are still non-functioning piles of compacted soil. The one near Reeve way has had the pipes pulled out showing they go no where.

Full list of questions recently put to Persimmon follow after meeting minutes.

5. Points raised with FirstPort.

- Again awaiting response to questions put to Emma at FirstPort
- Some FirstPort points

Full list of questions recently put to FirstPort follow after meeting minutes.

6. Any update on planning within the wooded area between Carpenters Barn and Elm Farm. (utilities for up to 8 properties).

- No update or planning notices seen
- Additional proposal for a new doctor's surgery 'super doctors surgery' towards Hethersett
- Field beyond Elm farm there are also more proposals being put forward.
- Question raised of whether the natural break between Hethersett and Wymondham is likely to survive.

7. Communication with Councillor Penny Hubble. Requested reports from a resident's perspective on Developers and Management Company structure. Other development activities and potential future groups.

- Penny can and has helped particularly with wildlife issues.
- Interested in legislation around development and management companies but unfortunately we missed a date on a parliamentary discussion last year.
- **Interested if residents would be willing to write reports of experiences, with a developer/ management company. Just need a PDF doc, short account/ letter from residents point of view. We could look at doing individual reports BUT with a consensus and one strong statement. We could also release a single statement as part of the notes. Essentially a bit of both might be the best approach – something more personal.**
- Will ask Penny what she thinks will be best and communicate out to members.
- She is interested in helping other groups form, BG phase 1 don't have a committee yet. If they want to do this, they'll need to form their own group. Also Oakland Park, and Elm Farm
- Have said that we would be happy to liaise with other groups.
- Could push as a group to have the council take over the sites. However, there are drawbacks to this and would be unlikely.
- Technically there's a path through to Tuttle Lane through Downham Grove, marked as a private road. Trying to prevent people walking through. Because of footfall, people there didn't want people walking in front of their houses. Penny mentioned that they are trying to add another route around the back of Whispering Oaks through to Tuttle Lane and Lime Tree Av via a woodland walk/ trail.
- Also looking to protect some of this area because of Bee Orchids.
- Whispering Oaks looking to form their own association – though they are council managed.

8. Committee members. Requested changes to roles, resignations, and new appointments ahead of AGM in December.

- Current committee members and appointed roles need to advise if they wish to stand down
- Any recommendations for new appointments or named committee member roles need to be put forward including anyone wishing to be included in the general committee roles
- Adding new resident members to the group. We did a leaflet drop over a year ago to start the association and committee that followed. We need to make sure people know about the group and a further leaflet drop at some point may need to be done just to ensure residents know about us.
- Communication from resident to resident and via Facebook groups can help too.

9. Any committee constitution amendments.

- As part of the December meeting AGM the constitution should be reviewed and amendments made as necessary.

10. Any questions and other business

- Nothing raised

11. Next meeting is planned for Tuesday 6th December at 7.30pm in upstairs meeting room

- AGM meeting – Opportunity to move and or change roles.

Persimmon Questions

1. When is the planned completion date for the three properties being built on Phase 1 & 2
2. What is the current state of adoption of the pumping station by Anglia water?
3. What is going to be done to resolve the Lagoon area Hibernacula construction, that still does not conform to the specification detailed in the development Ecology Management Plan?
4. What is going to be done, and when, to resolve the flooding of the paths in the Lagoon area?
5. What is going to be done to resolve the poor seeding of what should be green or wild seeded areas of the Lagoon open areas?
6. When is the Lagoon ground area at the end towards Reeve Way going to be tidied and improved?
7. When will the building materials and rubbish debris be removed from the ground around the lagoons and the ditch that runs alongside the wooded area alongside Barnes Close?
8. Is deep water or sudden drop warning signage going to be installed around the lagoons?
9. When is work going to begin to resolve the flooding under the equipment on Jeckyll Road play area?
10. When is the signage for Jeckyll Road at the junction with Reeve Way being installed?
11. Will Persimmon be replacing the trees that have been removed as part of rectifications or changes?
12. Will Persimmon be replacing the trees that died because they have not been looked after as they fall within areas of verge?
13. When will the area at the end of Reeve Way in the corner of the development be completed?
14. When will the second play area we believe is being installed at the end of Reeve Way in the corner of the development be completed?
15. What exactly will be happening with the open green space to the left of Bray Drive when facing the Rugby Club?
16. When is the woodland walk pathway due to be completed?
17. There are a number of stumps, forming trip hazards, that the woodland path barrier sheeting and wood chip have just been laid over. Why couldn't they have been cut lower to the ground or dug up?
18. As indicated by the path position will access be installed across the ditch that runs alongside Bray Drive and in the back corner at the end of Reeve way?
19. When will the rubbish and building materials be cleared from the wooded area behind Chamberlain Rise and Clements Avenue?
20. There is asbestos roof sheeting and large oak timbers with protruding nails in the wooded area behind Clements Avenue from another old game pen, when will this be cleared?
21. When are the bat boxes going to be installed in the wooded area behind Chamberlain Rise?
22. How many bird and bat boxes were successfully retrofitted to properties?
23. Are there any traffic calming methods, such as speed bumps, planned for installation on the straight piece of road being formed where Briggs Mead meets Reeve Way?
24. Will signage be installed at the junction of Albini Way and Carpenters Close to direct traffic to Reeve Way?
25. Will a review of the positioning for signs on Private Drive areas be undertaken repositioning signs where necessary?

26. A request has been put in to move the Bartram Close sign to the opposite side of the junction with Dove Avenue. Will this be happening?

27. Will the roadside verges that have been dug up have new turf laid on them?

28. Have Persimmon got any idea or indication of when Phase 2 will be fully adopted with all relevant land registry completed.

FirstPort Questions - Answers noted received after meeting on the 20th

1. An on-site meeting scheduled for 14th September. Can we ask what this meeting is related to and if relevant why we haven't been made aware of it?

Changed to the 22nd September

2. When will FirstPort be providing us with copies of the management company accounts for 2021?

I have sent through an email to our accounts team for a chase up for the accounts and will update you once I understand when they are due to be sent out.

3. Last year you arranged a meeting on site in September to meet with residents. When will this year's meeting be happening and will you be able to arrange it for an evening so that more residents can actually attend?

We have yet to arrange a residents meeting for this year and cannot yet confirm that we will be able to hold an evening site meeting. It may be possible to hold an evening zoom meeting and will confirm this once a meeting has been scheduled in.

4. Where are things at for the long-awaited rectification to prevent flooding under the play equipment on Jeckyll Road play area?

I will be discussing this with the developers on site tomorrow and will update you accordingly.

5. Why has nothing been done to rectify the issue with loose chicken wire around the fences of the large park and area on the other side of Jeckyll road on Phase one?

As this was not works that were instructed by the management company, this will need to be communicated with the developers to ensure that the works were completed, according to their request. I understand that the fences and the areas are management company responsibility and will check this again on site tomorrow.

6. We previously highlighted that there were broken fences around managed areas of the development that need repairs, when will this be done?

We received a quote to repair all of the broken and fences which came in at a higher cost than we were comfortable paying, so I have asked for another contractor to attend to quote as a comparison (as I understand the costs for materials have gone up) however I need to be sure that I am obtaining best price for works and services. Apologies for the delays with this.

7. Last year, at what was sure to be a significant expense, new trees were installed within managed areas. Now I appreciate the hot weather will have had a significant toll but most of the new trees have now died. Why don't the maintenance team water and care for newly planted trees to help improve their chances of survival?

Unfortunately the Property Care Takers do not have a watering plan for the development as there is no easy access to water for them. This would have been conducted by an external contractor; however, we were not able to do this during the summer months. We will assess this upon our site visit and nurture them over the winter months and onwards, to see if the trees have survived.

Following our meeting on the 20th, we did send representation to the site meeting between Persimmon and FirstPort on Thursday 22nd September.

In attendance Kevin Farrow (BGP2RA), Emma Offei (FirstPort), James Mulhern (Persimmon Adoption Manager) and two from the ground maintenance team contracted by FirstPort.

Points raised and agreed prior to adoption

Lagoon Area

- Hibernacula construction is not as it should be and needs to be revisited
- The paths areas that are flooding need to be raised to prevent this, even if the surrounding ground gets waterlogged the path needs to be useable
- Surrounding ground needs significant work to rectify. Ground maintenance team cannot cut or strim because of high stone content and potential issues with cars and windows close by. This applies to all of the front areas of the lagoon area grass and removal of waste materials
- Deep water or sudden drop warning signage needed
- Responsibility to be ascertained for ditch and trees at the back of lagoon area.

Jeckyl Road Park

- Flooding under the play equipment needs to be resolved. FirstPort are connecting it with Phase 1 work. Pointed out that from our point of view it shouldn't be but Persimmon and FirstPort need to resolve it

Area at the end of Reeve Way

- Needs same level of ground work as the Lagoon area
- Play equipment has been ordered to be installed. Highlighted installing on raised ground to prevent flooding issues. Preference to matted mounds as on Oakland Park

Trees and Verges

- Planted trees will be checked and replaced if they have been died. Missing trees will be replaced.
- Verges will at least be dressed and seeded, including areas that have been dug up. Highways will inspect before they adopt but they are not required to be turfed. Highways consider due to residents parking any work undertaken will likely be affected by parking on it.

Woodland Walk

- Confirmation required on bridge to cross the ditch in the back corner into the wood
- Path amendment needed near Bray Drive so that crossing the ditch is not required and so the current path creates a loop and meets the exit closes to the Rugby Club.
- Stumps hazards highlighted,
- Membrane material questioned by the management company due to vandalism (pulling it up)
- Building materials and rubbish needs to be cleared from the wooded area including asbestos roof sheeting and large oak timbers with protruding nails in the wooded area behind Clements Avenue from another old game pen.
- Date for the bat boxes to be installed is required.
- Responsibility for ditch and grass area at the back of woodland to be confirmed.

Other

- Review of private drive signage and visibility is required
- Adoption should be agreed by FirstPort for grass area opposite Bray Drive
- Responsibility for the land on the corner of Bray Drive needs to be confirmed

We will be included on any adoption decisions going forwards.

James Mulhern was surprised by what still needed to be done and hadn't been rectified following our previous meeting in February. He, Paul Tull and Michelle Baker will be meeting in early October to review and put a plan in place. This has been said before, we will follow up mid to late October to chase feedback.

It is very likely that some of the issues detailed above will not be resolved and areas adopted until early 2023.