

Beckets Grove Phase 2 Residents Association - AGM Meeting Minutes

Date & Time - Tuesday 6th December 2022 at 7.30pm

Location - Wymondham Rugby Club upstairs meeting room

1. Introduction and taking of attendance and apologies. Volunteer required for note taking.
 - In attendance, Darren Tate, Sarah Tate, Claire Carter, Helen Stewart, Emma Peek, John Waller, and Kevin Farrow. Apologies sent from Krissie, David, Ellie and Delyse.
2. Review of meeting minutes from Sep 2022, and any points not being expanded upon in this meeting.
 - Most points to be revisited within the meeting
3. Rugby club fireworks feedback
 - Overall, everyone agreed that the Rugby Club fireworks went very well. Organisation, security, and marshalling were so much better this year. Road preparation with cones was excellent. Ticketing of the event and them all selling out prior to the evening also contributed significantly to controlling the event.
 - Thanks, have been passed on to the organisers on behalf of the resident's association. Also, directly by a couple of members.
 - The only points raised for future reference was that there were still several areas where litter left from the event was a problem. This will be raised ahead of the next event. Additionally, the event management plan provided was considered a little slim on substance.
4. Current state of play with all issues raised with Persimmon and feedback from the onsite meeting
 - Following the onsite meeting in September, detailed in previous meeting notes, there has been no further contact from Persimmon. A meeting to plan the actions required was supposed to take place between Persimmon representatives in early October. Emails requesting follow-up were sent out just over a week before this meeting and no response has been received.

As previously discussed there is very little we are able to do to influence the schedule of completion for this work. Persimmon remains responsible for unadopted areas until complete. The cost of completion and contracting of work does not appear of urgency to them compared to house completions and sales elsewhere.

As we know this is a common problem nationwide with some development companies and developments. Unfortunately, government intervention and legislation is the only sure way to rectify it but it is not something that is being looked at as far as we know.

- It has been suggested that a re-review is be made of our housing contract documents with reference to the management company allocated to the estate. There is unlikely to be anything in there to aid the priority of adoption, but it will be worth checking.
- There has been some further work completed in the woodland area at the back of the site including the addition of two ditch bridges. But work remains incomplete here and through to the lagoons as previously detailed.
- Briggs Mead junction road surfacing was raised as a problem. Again, based on previous experience, there will be little we can do to influence the improvement of this. Or to get an accurate scheduled date of when the work will be done.

The street lighting added here was also noted, and the question raised of if it would go any further. We are aware there are residents for and against further street lighting. Our understanding was that planning for Becketts Grove Phase 1 and 2 was granted with no street lighting to reduce light pollution. Due to the road from the roundabout being the main route for the Rugby Club we believe street lighting has been planned for this route through Elm Farm development. We believe it has been added onto Briggs Mead junction as a continuation of this.

We do not think Persimmon will be planning to spend more on adding further street lighting to Becketts Grove unless the town council and specifically highways instruct them to do so prior to adoption. We will raise this when we start to get some communication from Persimmon.

5. Current state of play with all issues raised with FirstPort.

- Update requested from Emma by email over a week ago on 2021 accounts, 2022 residents meeting not provided, and Jeckyll road play area flooding rectification. No update has yet been received.

With regard to the play area, we have requested that FirstPort provide a quote to Persimmon for just the Jeckyll Road play area work. Persimmon has agreed for this to be done but we believe because FirstPort are also trying to include work to phase 1 which has not been approved it has not happened.

- We should have received details on 2021 accounts by now and are expecting that as with 2020 we should receive a credit against ground/garden maintenance work. This is because FirstPort has not adopted the whole of the development. We are likely to receive 2023 estimates by the end of the year. If a credit is not included the suggestion has been made to withhold payment on the basis that we have not been provided details of the 2021 accounts for which we are expecting a credit to our accounts. With no credit, the amounts requested will be incorrect. Additionally, we believe they should also provide residents with an annual meeting that has not happened in 2022. Each household should make its own decision on what to do regarding this.
- The point was also raised regarding the timing of the annual invoices. This might be able to be changed once the site is fully adopted and we have more control but until then it is set in our deeds. They do offer a monthly payment facility for which there is an additional £24 admin fee. However, some have previously neglected to pay until a reminder letter is sent to them by FirstPort. This has in some cases taken a month or more to arrive. The letter requests payment within 14 days and if that isn't made an additional admin/letter charge will be applied. If it's made immediately no additional charge is received, but payment has been delayed. Again, each household should make its own decision on what to do regarding this.

6. Planning within the wooded area between Carpenters Barn and Elm Farm.

- No further information has been received or seen. We are looking out for planning notifications that should be put up prior to any work. We will remove this point from the agenda until any further information comes up.

7. Update on contact with Penny Hubble.

- Awaiting any further information from Penny regarding the creation of other groups for other development areas. We will look to get involved where needed and appropriate. We will remove this point from the agenda until any further information comes up.

8. Brief overview of the year including activities and finances

- Main priorities have been the progression of the Persimmon and FirstPort issues. Which as well documented are very slow and difficult to influence. Communication and work with the Rugby Club on the Fireworks event was a big positive to the year.
- Financially there are no details to report for Becketts Grove Phase 2 Residents Association. The meeting room is provided free of charge by the Rugby Club. Likewise, the website domain and hosting are provided free of charge also.

9. Committee members and structure. Any changes to officer roles. Any changes to the general committee members including anyone wishing to leave or join.

- No changes to Chairperson (Kevin Farrow), Vice Chairperson (Sarah Tate) or Treasurer (John Waller). Krissie Lessiter has had to step down from sharing the named Secretary role with Ellie Morgan as she cannot commit to attending meetings over the coming year. The Secretary role will continue to be applied in name only and will continue to be assisted by other committee members in taking of minutes and distribution of all papers

- Emma Peek has joined the general committee. Other general committee members remain.

10. Any committee constitution amendments required

- No changes other than those detailed above. Chairperson and Vice Chairperson will sign an updated copy which will be accessible via the website news page.

11. Any questions and any other business

- Nothing raised

12. Set meeting dates for 2023 meetings

- All 2023 meetings will take place at 7:30pm on the first Tuesday of every three months from March. Held in the Rugby Club upstairs meeting room unless advised differently ahead of time. Dates are...

- Tuesday 7th March
- Tuesday 6th June
- Tuesday 5th September
- Tuesday 5th December AGM