

# Beckets Grove Phase 2 Residents Association – Meeting Minutes

**Date & Time** - Tuesday 23<sup>rd</sup> March 2023 at 7.30pm

**Location** - Wymondham Rugby Club upstairs Bar

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

In attendance, Darren Tate, Sarah Tate, Emma Peek, Patricia, Guy, and Kevin Farrow. Apologies were sent from Claire Carter, Helen Stewart, Krissie and David. Introduction to new attendees and a brief overview of the Residents Association for them.

Meeting held in the Rugby Club main bar because the meeting room was in use. The club cannot hold the room for us unless we are willing to pay for it. We can use it if it is free but if not we will meet in the bar where they kindly reserved tables for us.

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

Most points are to be re-raised as part of the details within this meeting. Gene

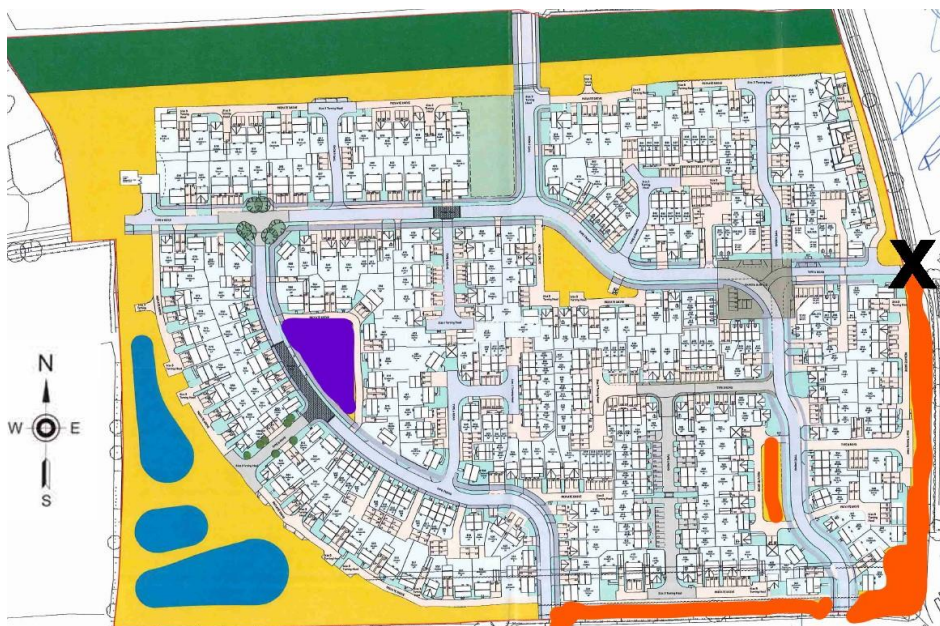
3. Review of the 14<sup>th</sup> March on-site meeting with Harry from FirstPort and possible Persimmon representation. State of play with all Persimmon and FirstPort raised issues.

Meeting took place between Kevin Farrow, Harry Stanbury and James Mulhern (Adoptions manager from Persimmon) on 14<sup>th</sup> March.

The ultimate overview takeaway from this meeting is that although James Mulhern has responsibility for getting the site fully adopted, but he has limited support in doing this. Construction is the department that he is reliant upon but they get pressure from their upper management to meet build targets. So this is why our issues sit unresolved whilst Elm Farm springs up at a rate of knots.

This is not right and is very annoying but there is very little control we have on it. The only thing that we can do is continue to push for these issues to be resolved and answered. Any other influence would have to come from a government (national or regional) to legislate how management companies operate when developments are not complete. In some cases and with some developers, the management company does only start when everything is finished, unfortunately for us that is not the case.

## List of issues...



*Site plan of adopted areas used as a reference.*

**Clockwise from the X on the West side of Phase 2 (Orange)**

1. Maintenance and care of planted trees in adopted areas. New trees planted in 2022, were not cared for and have died. (*FirstPort*)

Identified new trees that were planted by FirstPort in 2022 and subsequently not watered during the hot spell. Meaning most are likely to have died. Requested that FirstPort undertake a review of all planted trees after spring to assess which have died.

2. Rubbish in Phase 1 ditches to the South of Phase 2 (*FirstPort*)

Identified areas where rubbish has congregated and been dumped, requested this it cleared.

3. Damaged fences, only recently happened (*FirstPort*)

Broken fences along the path alongside Bartram Close are to be repaired by Persimmon as advised by James.

**Lagoon Area, South West, Unadopted (Yellow)**

4. Confirmation of the responsibility of the management of the ditches to the South and East of this area. I believe the adjacent landowner has retained responsibility for the East ditch. The South ditch is either the responsibility of Phase 1 or Phase 2 management companies. (*FirstPort*)

No confirmation whether the ditch to the South is under Phase 1 or Phase 2 management. Asked for confirmation to be provided. The ditch to the East has been retained by the landowner but there is a dispute regarding this between Persimmon and the landowner. The landowner is now requesting compensation as the estate water flow goes into this ditch. Ultimately wanting more money. Stated Persimmon will need to have rectified this dispute and confirmed responsibilities prior to the handover of the lagoon area.

5. Lagoon area Hibernacula construction, that does not conform to the specification detailed in the development Ecology Management Plan. (*Persimmon*)

James advised the Lagoon area is going to be re-landscaped in the Spring. This will include the re-construction of the Hibernacula in line with Wild Frontiers Ecology Management Plan. The footpaths will be raised where they are flooding and the ground will be rectified and seeded so that it can be managed. Apparently £35k of work covered by Persimmon will be undertaken to this area and across into the corner meeting the woodland area.

6. Flooding to the paths in the Lagoon area. (*Persimmon*)

As detailed above in point 5.

7. Green areas of the Lagoon spaces, rectified and seeded so maintenance can manage them which currently they cannot due to stones, rough ground, rubbish and proximity to vehicles and properties. (*Persimmon*)

As detailed above in point 5.

8. Deep water or sudden drop warning signage around the lagoons. (*Persimmon*)

Re-requested the installation of this type of signage and reconfirmed to Harry and James that we do not feel that life rings are required. As noted in previous meetings these would require ongoing maintenance and replacement that would fall under the management company to cover the cost of. As limited water currently stays in the lagoons the signage will provide suitable cover although we will review going forward as necessary.

**Jeckyll Road Play Equipment (Purple area)**

9. Flooding under the play equipment and at the entrance. Long-running issue that I believe just needs FirstPort to assign a contractor to complete the work for just this job. Persimmon is still responsible

for the equipment, FirstPort the ground. Persimmon has approved rectification work to be undertaken. *(FirstPort)*

Persimmon are happy for rectification work to be done as long as FirstPort take responsibility from completion. Will be pushing Harry to resolve this issue once and for all once the accounts issue is eventually dealt with.

### **Corner Space, North West (Yellow area)**

10. Completion of this area, ground made to a maintainable level, installation of play area equipment *(Persimmon)*

Ground work will be completed as part of the work mentioned in point 5. Play area to be installed but James has not seen any details or has a date for this. Have asked for the playground installation process to be looked at to ensure the same does not happen here as it has on Jeckyll Road play area.

### **Woodland, North (Green area)**

11. Removal of hazardous materials, Asbestos roof sheeting and oak timber post with protruding nails. *(Persimmon)*

Work was still underway at the time, James has had these issues highlighted again and is aware of what we expect. Rubbish and hazardous material to be removed. Additional bark to be added particularly where barrier material is visible. Stumps to be removed or cut down to prevent trip hazards.

12. Clearance of building rubbish, including from current work. *(Persimmon)*

As detailed above in point 11.

13. Pathway completion, including removal of trip hazard stumps and top-up of bark in bare patches *(Persimmon)*

As detailed above in point 11.

14. Query on bridge construction over the ditch to the west of Bray Drive *(Persimmon)*

Identified that the sandbag walls were just supported on timbers over the pipes. Longevity of the timbers used in this way was questioned. James advised he would check if this construction method is an approved method of construction.

15. Bat box installation in the wooded area to the East of Bray Drive.

No date for installation although it should have been last May. James said he would investigate what will be happening.

16. Plan for the open green space to the left of Bray Drive (pastel Green area), will this become communal? *(Persimmon)*

No confirmation if this area will become communal although it is suspected that it will be. There are plans for tree planting but no plan for any further construction.

### **General**

17. When will resurfacing to the junction of Briggs Mead and Reeve Way be completed? *(Persimmon)*

James had thought the junction resurfacing had been done, however, the scheduling of it may have been at the time we had the cold spell which would have meant it couldn't be done. James to look at scheduling again to see when it is planned for. James confirmed that this would be resurfaced before, and not part of the road through Elm Farm.

18. An inquiry on signage installation at the junction of Albini Way and Carpenters Close to direct traffic to Reeve Way has not been answered. *(Persimmon)*

Re highlighted this point along with the damaged signage around the site due to delivery drivers and vandalism, and the other signage-related questions. James to look to provide answers.

19. A previous request to move the Bartram Close sign to the opposite side of the junction with Dove Avenue has not been answered. *(Persimmon)*

As part of point 18

20. Review of the positioning for signs on Private Drive areas be undertaken repositioning signs where necessary. *(Persimmon)*

As part of point 18

21. Replacing the trees that have been removed as part of rectifications or changes and replacement of uncared-for dead trees. *(Persimmon)*

Was told prior to highways adopting the verges and roads a review of where trees should be planted will be undertaken and replaced where necessary.

22. Despite asking we have never been told how many bird and bat boxes were installed as per the Ecology management plan. *(Persimmon)*

Raised this point again.

23. State of adoption of the pumping stations by Anglia water? *(Persimmon)*

Anglia water was in the process of a site-wide inspection of all water and sewerage works at the date of the meeting. With another scheduled visit the following week. A third inspection date might be required if they hadn't finished on the second date. But adoption is progressing.

24. Considering the point stated in our contracts and additional supplied documentation regarding full handover on sale of all plots, when is the planned full handover date for Phases 1 & 2? *(Persimmon)*

No confirmation of a full handover date, mostly because all of the above needs to be finished first. Mentioned the contract point in relation to this but ultimately contracts do not state any time constraints around this point.

25. Postal and Electronic communication issues *(FirstPort)*

Mentioned this point to Harry, especially letters being sent out to all about things that are not relevant to their property. He advised this was an error that affected more than one FirstPort development but was a mistake. He apologised and said he hoped the same sort of thing would be rectified internally so it didn't happen again.

Harry has said that he will attend our next meeting in June, either in person or virtually. I asked James if he would also commit to attending. He has good reasons why he might not be able to himself but I have asked if he could send representation it would be greatly appreciated especially as we would like to think a lot of the work he has committed to will be underway or complete by then. I suggested Michelle Baker as she is one of Directors.

#### 4. 2021 Accounts and 2023 payment freeze

Ultimately at the meeting on the 14<sup>th</sup> March Harry confirmed that there was a credit to be applied however their system had some property accounts showing as void (unoccupied) for 2021. These voids have costs that FirstPort are looking to recover from Persimmon. This needed to be rectified before everything for 2021 could be completed and credits applied.

Since a number of further issues have arisen including penalty charges on those of us that had not paid for 2023 along with threats of further action. Harry has confirmed that charges will be removed, and accounts will not be escalated to solicitors for recovery. Further updates will follow.

**5. Vandalism, rubbish dumped in ditches, and damage to verges.**

Asked all to keep an eye out for vandalism and rubbish dumping and report it as necessary.

Damages to verges will ultimately become the responsibility of the highways department but they will not rectify as Persimmon has done to date. Once they are handed over to highways responsibility any damages caused by delivery drivers or residents are likely to remain as they are. Highways expect the same will happen again so won't put the time and money into rectification. The verges are not part of communal areas and therefore will not be FirstPorts responsibility to maintain.

There has been requests for the installation of protective rails on verges. Highways will not do this as it is another maintenance requirement. Persimmon initially installed some for protection through construction but have to remove them before Highways will adopt the verges. The only places they remain are communal areas managed by FirstPort.

**6. Any questions and any other business**

A points had been raised with regard to inconsiderate parking around the development, on corners, and in poor places compared to other parked vehicles. Essentially creating a slalom course. This is something that the Resident Association won't get directly involved with however once Highways have adopted the roads then complaints could potentially be raised with them. Covenants as part of our property deeds that refer to parking and the parking of commercial vehicles was also noted. The enforcement of these covenants isn't part of the Residents Association's remit or constitution. Individuals could look to enforce them if they wish but that would need to be their choice and be dealt with through the appropriate channels, the course of which we do not know.

**7. Next meeting date is Tuesday 6<sup>th</sup> June at 7:30pm. Held in Wymondham Rugby Club upstairs meeting room of bar area depending if the meeting room is in use by others.**