

Beckets Grove Phase 2 Residents Association

Meeting Minutes

Date & Time - Tuesday 6th June 2023 at 7.30pm

Location - Wymondham Rugby Club bar area

1. Introduction, and taking of attendance, apologies, and meeting notes being taken by.

Residents Attending

Kevin Farrow (Chairperson), Emma Peek (Noting meeting), Janice Jones, John Waller, Claire Carter, Delyse Reynolds, Richard Bugg, Sue, Gail, Heidi Briggs-Price, Naomi Rankin, Bobyne, Barbara, Charlotte, Adam, Phil.

Apologies

Sarah Tate, Darren Tate, Ellie Morgan, Laura Vella, Esther Round, Andre Round, Vicki Johnson, Chris Edwards, Kelly Taylor, Eileen Parrot, Carly Tennent, Helen Stewart, Krissie Lessiter, David Woodbine, Maria Escola

Other Representation

Harry Stanbury (FirstPort), Carly Smith (Online - FirstPort), James Mulhearn (Persimmon), Cllr David Roberts (South Norfolk District Council)

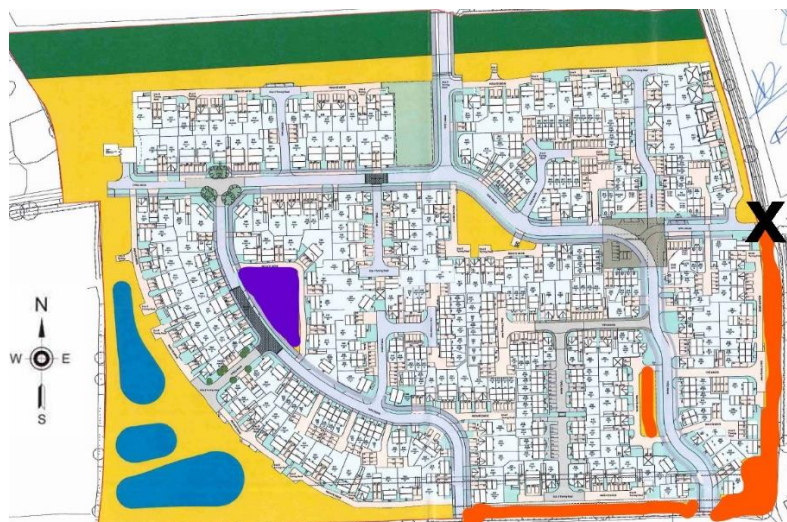
Introduction of the representation and thanks for their attendance. Acknowledged that Carly from the start of the week would be taking over from Harry as our FirstPort property manager. Harry is not leaving but areas have been rearranged due to individual locations relative to us.

2. Review of meeting minutes from March 2023, and any points not being expanded upon in this meeting.

Most points raised will be re-raised and addressed during this meeting, nothing that is being closed off from the last meeting at this stage.

3. Review of the outstanding on-site issues. A list of points to be raised and discussed are below. To assist with this we are expecting FirstPort and Persimmon representation at this meeting, along with one of our South Norfolk District Councillors.

Issues to be raised and discussed.



An initial statement made by Kevin (Chairperson) on behalf of the Residents Association, stated that as already discussed with Harry and Carly from FirstPort, the Resident Association would not accept the adoption of any further Phase 2 communal areas until all issues affecting all unadopted communal spaces were resolved.

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.

Highlighted that many of the trees planted early in 2022 had died due to no watering during the hot period last year. Emma from FirstPort had advised no watering schedule had been put in place and maintenance team do not carry water with them. Carly at FirstPort has been requested to conduct a review of trees planted in adopted areas, assess the need to replace them, and arrange replacement planting at an appropriate time in early in 2024. Also ensuring they are looked after whilst getting established.

2. Rubbish in Phase 1 ditches to the South of Phase 2 and pit beside the pumping station. (*FirstPort / Persimmon*)

Advised FirstPort of rubbish accumulating in the Phase 1 ditch along the edge of the big park, asked for the maintenance team to resolve this. The pit beside the pumping station falls within Phase 2 communal spaces but is currently not adopted by FirstPort so is Persimmon's responsibility. Advised of the accumulation of rubbish and items scavenged by children that they are using as den making items. Some of these items do pose as safety concern. As does the use of the pit in general. Point also raised that if we do have a lot of rain at any point these types of items can cause ditch blockages and potentially increase the risk of flooding. James at Persimmon requested to look into this issue and implement a clearance of the pit.

Lagoon Area, South West, Unadopted (Yellow)

3. Confirmation of the responsibility of the management of the ditches to the South and West of this area. (*FirstPort / Persimmon*)

Ditches to the South of the lagoon area will fall under the responsibility of the Phase 2 management company to maintain. The ditches to the south are currently the landowner's responsibility but an issue of water output to them from the lagoons is still in discussion between Persimmon and the landowner. This needs to be resolved prior to adoption.

4. Lagoon area Hibernacula construction, conformation to the specification detailed in the Ecology Management Plan. (*Persimmon*)

Kevin has been in contact with the Ecologist from Wild Frontiers Ecology following information from Paul Tull (Persimmon) via James from Persimmon that Paul had received verbal sign off of the Hibernacula. Kevin explained to Alice the process of the building that had taken place. Initial build over two years ago, identified as unsuitable by residents, pipes retrofitted but did not lead to any internal space. Second attempt in summer of 2022 saw two new mounds built and although some bigger pipes were installed that are longer (up to 4ft) they also are closed off at the end due to the soil addition and lack of cavity spaces. In late April 2023 further retrofitting of pipes was done by Persimmon to again make it look like there are entrance points to inner spaces. A direction for building Hibernacula is included in the Ecology Management Plan for that part of Phase 2 from 2018.

The Ecologist has also expressed some questions and concerns about the inner makeup of the Hibernacula. This hadn't been followed up due to work load but questions had been sent to Paul Tull. James was asked to follow up on this with Paul. Since the meeting on Kevin's request the Ecologist has also forwarded this information to James.

James advised that there had been plans to rebuild the Hibernacula as part of the works being conducted in the area but had not due to the advice from Paul Tull of the verbal sign off. We expect James and the Ecologists to liaise on this issue and rectify as required as soon as possible. Decision and further action expected in a 2 weeks.

A general point was raised regarding established wildlife and the protection of specific species such as Great Crested Newts in this area. Whether during any remedial and rectification works this was taken into consideration. The advice was it would be and if any protected species were identified in the area they would be considered and looked after accordingly. If Great Crested Newts are found their location should be reported through www.gov.uk.

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

Work has been conducted on the path, initially it appeared they tried to aerate the ground below it to encourage drainage. Due to ground make up the opinion was this would not work, and if it did, not for very long. Certainly not a long-term solution. What appeared to be surface test holes then appeared in the path. But it has currently been left with loose material spread on the flooding areas, looks like concrete dust but James advised it was not. This will not resolve the problem. James from Persimmon has advised that the path surface will be raised as previously discussed with Kevin. Point also raised that drainage could be easily created to the lagoons with French Drains or alternative drainage solutions. No specific date for the further rectification work to start but James advised it should be in the next few weeks.

6. Green areas of the Lagoon spaces, (*FirstPort / Persimmon*)

Green spaces across the front of the Lagoons have been worked on following FirstPort maintenance team advising that it could not be cut or strimed safely. This was due to stone content and proximity to windows and cars. Overall work appears okay but the FirstPort maintenance team will need to review it. A resident raised an issue that it was not done as well as the back corner has been and that there is still debris and building materials embedded in the ground at points. Also that weeds are the primary vegetation that grows and the expectation was that wildflower seeds would be spread here. James from Persimmon has been asked to review the entire grass area to see what more needs to be done and to answer these additional points.

A point was also raised regarding the limited grass-cutting of this area in relation to management fees. Advised that as FirstPort has not adopted this area our management fees do not contribute to maintaining this area. This area is solely Persimmon's responsibility until handed over.

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

Linked to the next point it has been agreed that signage is needed around the lagoons and outer fencing. Either as sudden drop or deep water warnings. Also, no unauthorised access to signed at the gates to the lagoons. James to get signage in place advising 2 to 3 weeks.

8. Residents point raised about gates and access

Issues raised with residents walking dogs inside of the lagoon fences and kids accessing and messing around in the lagoons. Question of whether a lock should be put on the gates. With a lock the point was made that the function of the gate for emergency and maintenance access would be lost. Also if a lock was in place the question would be who would have it and control access. This would not prevent individuals from accessing if they wanted to, forced entry and damages could then become an additional problem. Cllr David from South Norfolk also advised against locking the gate.

A specific issue with regard to a particular breed of larger dog being off the lead in these spaces was raised as a concern. Especially if the dog jumped out. The counterpoint was made that the Residents Association cannot police the actions of all residents on the development and that unless anything specifically occurred it is up to that individual to act appropriately with their dog. In the same way all dog owners should with whatever dog type they have, also allowing for the personality of that dog.

With the correct signage in place, anyone entering these spaces would be doing so at their own risk. If they choose to enter, they have been warned and advised they should not. Hence the no unauthorised access signage noted above.

Jeckyll Road Play Equipment (Purple area)

9. Flooding under the play equipment and at the entrance. Long-running issue (*FirstPort / Persimmon*)

Flooding point has been an issue that has been raised multiple times with FirstPort and Persimmon and still nothing has been done. In addition, it has also been identified that no yearly ROSPA (Royal Society for the Prevention of Accidents) assessments undertaken for this area since 2020.

There is currently no certainty of whether Persimmon or FirstPort is responsible for the equipment in this area. Our understanding was that Persimmon was responsible, although FirstPort had adopted maintenance of the ground (grass). It appears this may not be correct and is being looked into. Persimmon believes the handover of the equipment was made but this may have been during the Chamonix to FirstPort crossover. However, Emma of FirstPort and Chamonix had always said Persimmon was responsible for the equipment because Chamonix apparently was not aware a play area would be there, even though it has been stated on plans.

Specific safety concerns have been raised by Cllr David from South Norfolk regarding the risk of fall from the slide on the ground below. Because the matting is embedded into the ground any falls would be onto the ground. ROSPA would likely raise this as a problem. Cllr David advised that it would probably be best to close the play area until this issue is resolved. Since the meeting for safety and legal reasons, the play area has been closed by FirstPort.

Regarding the flooding under the equipment, a point was also made about Persimmon taking responsibility for the rectification work. Previously FirstPort was going to do the work, and Persimmon would pay but expected FirstPort to take full responsibility for the work completed and fully adopt the area from that point. The preference of Persimmon taking full responsibility and FirstPort only taking on maintenance was stated as a preference from a resident's point of view. In the case of flooding issues, we would need the areas to be rain tested.

10. Gate orientation

The gate opens into the pathway, should not do this, should only open into the park. This would be a ROSPA issue. Rectification will be expected as part of the above.

Corner Space, North West (Yellow area)

11. Completion of this area, the ground made to a maintainable (*FirstPort / Persimmon*)

Groundwork has taken place, levelled out, stone picked, and seeded. Mainly problem is the seeding has been done late in the year and as no water has been or is being applied, we question what and how well it will grow. Maintenance suitability to come down to the FirstPort Maintenance team.

12. Installation of play area equipment (*Persimmon*)

Have asked to see plans and particularly to know what the installation method will be for the play equipment. Highlighted we would not want to see the same issue occur that has with Jeckyll Road flooding. It is believed that there will be no fencing around the play area. Point of concern raised about child safety, especially with ditches in the vicinity. A counterpoint of parents baring some responsibility for their children was raised. Ultimately ROSPA assessments of the new area should raise and tackle any safety concerns.

Woodland, North (Green area)

13. Removal of hazardous materials (*Persimmon*)

Material potentially containing asbestos is in the woodland area behind Clement Avenue. Persimmon has advised they will get it cleared. The point was highlighted that they were advised of it back in September 2022. Cllr David from South Norfolk has said if it is still in place in a week's time then he will get it removed by environmental health who will typically act as if it is the worst asbestos it could be and charge accordingly.

14. Clearance of building rubbish. (*Persimmon*)

Persimmon still needs to clear the building rubbish from throughout the woodland area. This is more difficult to see now due to vegetation growth. James is aware of where some of it is. Point also noted about building materials coming into the woodland from the resident's renovation work at the North East corner of the development. Both Persimmon and SNDC are aware and are monitoring. The important point is that this material is cleared and does not spill into the woodland space.

Harras fencing sections and broken rails are in various locations and also need to be removed.

15. Pathway makeup and current condition (*Persimmon*)

The current path condition is not suitable to take over as it already needs maintenance. Advised that Persimmon needs to review the full path. Ensure barrier sheeting stays below the bark topping and that more bark needs to be applied in several spaces, at least twice as much.

The question has been raised to Persimmon regarding what and who decided the path material type. Also questioned whether improvement to compacted hoggins would be considered. There is a concern, especially this time of year the current path can still be easily swamped by vegetation.

The point of improved access was made also whether some of the sloped access to the wooded areas could also be shallower. We would like to explore the possibility of a harder surface although depending on what planning states this might not be feasible. Cllr David from South Norfolk did advise to bear in mind from an accessibility point of view any changes could not be reduced once implemented. You must not reduce accessibility, as it stands accessibility has been improved although not accessible to all it is still an improvement from what was there.

A suggestion was made by Cllr David from South Norfolk to speak to Greening Wymondham regarding the woodland area once we have control of the management company. He said they might be interested and willing to get involved with looking after the space to some degree.

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

Three lengths of untreated timbers are supporting the sandbag walls on the North side of the bridge. If these timbers degrade and break there is a chance that the bridge wall structure will be affected and possibly collapse. James from Persimmon is internally questioning this construction and will advise on the construction method.

17. Bat box installation in the wooded area to the East of Bray Drive. (*Persimmon*)

Bat boxes were installed three or four weeks ago. These were in place of the bat boxes that should have been installed into properties as part of the Ecology management plan. The question was raised due to their positioning as they look like they have just been installed on the seven closest trees to the wood entrance. Kevin discussed this with the Ecologists and although it was agreed that the positioning could have been better and more spread out the current positions would not be considered unsuitable. They certainly wouldn't recommend removal and relocation of them. Ultimately the reasoning behind this is that they were initially intended to be located in the walls of buildings. So although they are close to houses and not further into the trees, they are equally, if not better placed, to where they would have been.

18. Confirmation on green space to the left of Bray Drive (pastel Green area), will this become communal? (*Persimmon*)

This green space will have trees planted in it and will become part of the communal spaces on the development maintained by FirstPort. Initially, this had been set aside for potential retail or other use if the development of the area continued to the West of the Rugby Club towards Melton Road. Persimmon have confirmed they will not build on it and that it would be passed over for adoption by the management company.

General

19. Junction of Briggs Mead and Reeve Way resurfaced. Highways adoption timescale? *(Persimmon)*

Junction has now been resurfaced and many of the previously raised issues have now been resolved. Highways adoption is linked with Anglia Waters's adoption of the sewer and drains on site. See point 26. Once Anglia Waters 12 month monitoring period starts application to Highways can be made. Cllr David from South Norfolk advised that as it stands there is a 6-month back-log on highways adoption. So at the earliest, we will be looking at the beginning of 2024. Highways adoption will allow the placement of speed restrictions and better council control of road issues.

20. Enquiry on Reeve Way signage installation at the junction of Albin Way and Carpenters Close. *(Persimmon)*

Agreed as previously mentioned a full review of damaged, missing and recommended street signage needs to be made. Kevin has offered to assist by creating a plan of where there are issues and queries for Persimmon to address and rectify. Rectification is Persimmon's responsibility ahead of Highways adoption.

21. Request to move the Bartram Close sign to the opposite side of the junction with Dove Avenue, remains unanswered. *(Persimmon)*

This will be included as part of the signage review above, point 20. As advised in the meeting this will be dependent on the agreement of the resident whose hose is on the other side of the junction.

22. Review of the positioning and presence of Private Drive signs. *(Persimmon)*

This will be included as part of the signage review above, point 20. Will advise where signs are missing and where they need to be moved for better visibility.

23. Damaged signage around development *(Persimmon)*

This will be included as part of the signage review above, point 20.

24. Replacing the trees that have been removed and uncared for dead trees. *(Persimmon)*

Persimmon has confirmed that dead trees will be replaced prior to Highways adoption of the verges. Trees in communal spaces that have been removed will be replanted as well. Recommendation for planting at a more appropriate time. Point also made about a number of good and perfectly healthy trees that have been ripped out and disposed of. This lack of consideration was attributed by some to the process of subcontracted work without overseeing control.

25. How many bird and bat boxes were installed compared to the Ecology management plan. *(Persimmon)*

This is a point that we have been raising for a while. Kevin's discussion with the Ecologist also raised it as a point that they are trying to get an answer for. If there haven't been enough boxes installed as per the Ecology Management Plan then they will need to find places to put more. The residents association may be able to assist by volunteering locations on their properties for boxes to be placed. James from Persimmon to discuss this with the Ecologist along with the Hibernacula construction.

26. Stage of adoption by Anglia water? *(Persimmon)*

Anglia Water has now finished inspecting the sewers and drains on site. There are some issues that need to be rectified. Once this has been done and Anglia Water are happy with everything, they will

move into a 12 month monitoring period. At the end of this period Anglia Water will fully adopt the sewers, pumping stations and drains.

A point was raised about the pumping station issues that were experienced about a year ago. One resident particularly is the first to be affected and has had sewer water coming into their property on two occasions. This does seem to have been under better control recently although the tanker has been seen at the pumping station in the North West corner. The previous issues as has been documented were due to residents flushing items such as wipes and nappies that they shouldn't. Also, the telemetry equipment that warns of the tank filling has failed in the past. Anglia Water will install their own telemetry warning equipment. They are aware of previous issues. The 12 month monitoring period should pick up any additional concerns. The residents association has said they will ensure that Anglia Water are reminded about previous issues and ensure that residents are aware of emergency contact numbers in case signs of a problem are seen.

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

Once Anglia Water is in the 12 month monitoring period and Highways adoption is underway then land registry sign-off on communal spaces can be applied for. No clear indication is available of the time taken for the application to hand over, but it is not dependant on the others being in place. Considering the issues still to resolve it is unlikely to be this year and most likely early 2024 as with Highways.

28. What elements of Phase 1 have been adopted (*Persimmon*)

Phase 1 roads have been adopted by Highways. But we believe Anglia Water still hasn't started the 12 month monitoring for Phase 1. Therefore land registry has not been applied for either.

29. 2021 refunds of £80 charge and 2022 accounts (*FirstPort*) – Lack of internal communication

All should be aware of the issues relating to the 2021 accounts. There are still residents awaiting the incorrectly applied £80 charge to be removed. Harry has been tasked with ensuring that this is rectified for anyone still with a charge in place. Some have been removed since. We advise anyone still with the charge in place to contact us on bgp2ra@gmail.com and we will get FirstPort to resolve this.

Point made to FirstPort regarding the poor link of information between property managers, customer service, credit control and information sent out on the My Home Portal. The experience of many is that it is as if you are talking to different companies. There seems to be no interlinking and referencing of information related to individual accounts. We expect better, especially when there is a centralised system that we are encouraged to use when FirstPort employees don't seem to be able to use it.

A similar point applies to Persimmon customer care. We advise residents with any issues regarding FirstPort the development or communal spaces to include the residents association on any messages sent. We may be able to direct them towards the relevant individuals for quicker action and an informed response.

30. Dog waste bins (*FirstPort / SNDC*)

We expect most are aware of the ongoing issue with the Phase 1 dog waste bins. Noted that environmental health had raised a case but nothing had been done about it. Cllr David from South Norfolk took the reference number and is intending to find out why.

Cllr David from South Norfolk is working with FirstPort to improve and increase the emptying of the existing bins. Also, to ensure the bins are installed correctly which the new bin is not. Point reiterated about council tax not being any less and that dog waste is usually provided and assessed through the council. SNDC would assess dog bin need, but Highways need to have adopted first.

Kevin believed emptying costs were a lot higher than they are through SNDC. £125 per year, per bin for emptying twice a week. We believe that we should wait for FirstPort to rectify and get the issue on Phase 1 under control and bins correctly placed. Also, to provide us with the annual cost for installing and

emptying a bin once it has gone through their system. We can then review our position in the September meeting and potentially look to install bins on Phase 2 depending on the answers.

Dumping of poo bags on the corner of the field also raised as an issue. Some residents are clearing them as they are aware access to this field is granted by the landowner, but access could be removed especially if users continue to act disrespectfully. If the waste is reported it will be the landowner's responsibility and not the councils or FirstPort to clear it.

Dogs on leads on the field area also noted. Mixed signage messages as different signs were installed at different times. Ultimately the areas outside of the circular field walk are used by horse riders who pay for access. Dogs should be on the lead. The circular walk tends to be a little more lenient as although horse riders do go around it, it is less likely. Leads are still recommended/requested but if not dogs definitely need to be under close control and guaranteed to stop. This does not include running around in the crops, or half the field away from its owner.

All agreed all issues are a case of the few spoiling it for others. Recommendation made to report any incidents of bag dumping that anyone witness, Facebook shaming if individuals choose. Ultimately anyone not looking after this area, or being inconsiderate to others, is risking the removal of access.

4. Rugby Club events and issues raised with traffic

A resident raised issues with the parking and the road access on Brays Drive during the Festival of Rugby event a couple of months ago. I raised the issues with the club who were aware of the problems and had acted to resolve them as best they could on the day. They agreed that there was a problem due to people arriving and leaving at the same time whilst some had parked down the side of the road leading to the Rugby Club. The Rugby Club has no ability to control the parking on the road as it has not been adopted by Highways, once it is they can do more. The Festival of Rugby event will only be every four or five years as other clubs also host it.

From messages with both parties it appears the Rugby Club management did everything they could on the day. As with the Fireworks event and changes made last year they continue to be very willing to resolve any issues as soon and as quickly as they can. The key message from the club is that if there are any issues then please feel free to contact the club and raise them. They will do as much as they can to resolve any problems.

A separate point was added by a resident club attendee at the meeting to recommend using the Rugby Club as much as possible. There is a bar, they host events, operate food vendors and it's literally a 10 minute walk for most Phase 2 residents.

5. Any questions and any other business

- Developments, planning and handover

A point raised early in the meeting and directed at Cllr David from South Norfolk about allowing developers to start new sites before the previous ones are complete. Phase 2 starts before Phase 1 is finished and the same with Elm Farm being examples. Cllr David is newly elected and wasn't involved with planning for these sites. General agreement that there should be more control and drive for developers to do everything they should. But this is likely to have to come in the form of legislation. Also was noted that there are some developers that do complete it correctly the first time.

- Maintenance charges

Discussion around maintenance charges, ensuring we get value for money and making sure FirstPort do as they say was raised. The summary of this essentially is that once we have resident directors in place we will have more control. As it stands 60-70% of what we pay based on 2021 payment and credit is just for managing our accounts with them. Monitoring will come down to our own observations, but Carly from FirstPort did say they were bringing in a reporting element to their maintenance so that they could have better visibility on what was and wasn't being done.

Grass cutting raised as a point alongside this. Cuts every two weeks May to September and once a month in any other month. Request made to leave some areas longer from a wildlife point of view. A suggestion made to reduce May to September cutting to once every three weeks. Carly from FirstPort did not see a problem with implementing this.

Verges one Phase 1 have been adopted by Highways and therefore have not been cut in May as South Norfolk operates "No Mow May". This is to encourage wildlife growth and plant pollination.

- Elm farm completion date, generator noise

No current completion date, around 40 properties still to sell had been advertised at the showhouse. James from Persimmon is not sure why the generator is running 24-7 but will ask. Requested relocation to the other side of the cabins if possible.

- Wymondham Neighbourhood Plan

Referendum vote on Thursday 8th June, promoting to vote yes. Email and Facebook posts sent out with details from Greening Wymondham as to why. Ultimately a Yes vote gives more local say on future planning and development. Also protecting the natural gap between Wymondham and Hethersett.

- Adding more Phase 2 resident members

Currently 96 registered from 89 households. Facebook messages sent out on the groups asking for residents to join. We might want to consider another leaflet drop, will discuss at the next meeting.

Anyone who is a Phase 2 resident can join us. No obligation to be any more involved than you want to be. Please make sure your neighbours know about us and what we are doing. Encourage them to join on www.bgp2ra.uk so we can keep them up to date with emails.

- Speeding

Speeding has been highlighted as an issue on Jeckyll Road and is a concern for the road from Briggs Mead onto Reeve Way once open. Cllr David from South Norfolk has raised this issue with the Police Beat Officer for the area. Since the meeting, the officer has replied to state that they are not able to enforce 20mph dues to the lower speeds and because of their equipment and low tolerances. Cllr David has been reverted back to South Norfolk teams for this issue and will be following it up further to see if there is more that can be done.

6. Next meeting date Tuesday 5th September, 7:30pm Wymondham Rugby Club upstairs meeting room or bar area depending on availability.

Many thanks to all that attended!