

Beckets Grove Phase 2 Residents Association

Meeting Minutes

Date & Time - Tuesday 12th September 2023 at 7.30pm

Location - Wymondham Rugby Club Meeting Room

1. Introduction, and taking of attendance, apologies, and meeting notes being taken by.
Residents Attending
Kevin Farrow (Chairperson), Sarah Tate (Vice Chairperson), John Waller (Treasurer), Ellie Morgan (Secretary), Emma Peek, Gail Fordham, Claire Small, Barbara Draper, David White

Apologies

Sarah Borrett, Janice Jones, Tara & Mike Perfect, Chris Edwards, Krissie Lessiter, David Woodbine, Darren Tate, Claire Carter, Helen Stewart, Delyse Reynolds, Naomi Rankin, Dave Finney, Amy Finney, Eileen Parrott, Michelle Baker (Persimmon), James Mulhearn (Persimmon),

Other Representation

Carly Smith (Online - FirstPort), Cllr David Roberts (South Norfolk District Council)

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

Most of the issues raised will be updated in the meeting except for those detailed below.

- a. Bat box positions - Wild Frontier Ecology confirmed that Bat boxes in the woodland are suitably positioned. (Finalised and closed)
- b. 2021 Accounts - FirstPort has credited accounts with reimbursement for 2021. All outstanding account issues are believed to be resolved. (Finalised and closed)
- c. Generator on Elm Farm - Cllr David Roberts pursued Persimmon over the generator issue on Elm Farm which was removed in the weeks that followed the last meeting. (Finalised and closed)

3. Rugby Club

- a. November Fireworks.

Following communication with the Rugby Club Chairperson and Event organiser we can confirm that they intend to follow the same plan as they put in place last year. Additional marshals will be on site on the night and cones will be placed along the main route to the club. The event will be ticket only and is expected to fully sell out. Tickets went on sale on the 10th of September. Tickets will not be available at the gate and this is being communicated by the club already. Additional support to manage parking on residential roads cannot yet be applied for as the roads have not yet been adopted. When this does take place, an application for yellow lines to be applied to some roads will be considered.

- b. Club use, memberships, and resident offers.

The Rugby Club is open to anyone to attend and you do not need to be a member to access it. Memberships are available for anyone to join the club starting from £35.00 for social membership for the year which also provides a 10% discount on hot drinks and alcohol. Other membership levels are available that include additional benefits including discounted event hire. See <https://www.wymondhamrfc.com/membership-fees> for more details.

We also enquired about the potential of resident membership schemes with possible event discounts. This is not something that the club runs or would look to put in place. The administration of such a scheme would incur additional costs to the club. Additionally, there would be the complication of where to draw the dividing line on who is eligible and who is not. The concern is that this could cause potential conflict and there would be the complication of how it applies to residents who are already members. The club would prefer to offer memberships on a fair basis for all.

The Rugby Club also reiterates that they are very keen for residents to take part and be involved with the club and their events even if they are not members. They will always operate an all-are-welcome policy.

c. Noise complaints

There has been a noise complaint to the Rugby Club following the beer festival on the first weekend of September. The complaint has already been answered by the club so we have not raised anything further. The Chairperson for the Rugby Club has previously stated that if there are ever any issues, they would encourage residents to raise the complaint with them directly over the phone or in person, and they will do all that they can to resolve it. Local councillors also meet frequently with the Rugby Club to discuss community involvement.

4. Resident Association's position on FirstPort adopting more areas from Persimmon

All members in attendance agreed that they do not wish for Persimmon to hand over any more communal areas to FirstPort until all areas are ready to adopt. We do not feel that Persimmon should be allowed to continue to hand over areas bit by bit. Instead, we feel that Persimmon should remain responsible for the maintenance on all areas and ensure they all are up to the required standards before handing over to FirstPort and the management company. Carly advised that she would do as much as she could to help with this but could not make any promises around prolonging handover. She would however make us aware of any requests for adoption of areas.

The request had been put to FirstPort to take on the grass area to the West of Brays Drive but it is not suitable for adoption yet. It needs to be stone picked and there are trees that need to be planted. Neither the Lagoon or the Woodland areas are ready for adoption, so remain Persimmon responsibility to maintain. The Jeckyll Road Park is also still Persimmon responsibility as far as FirstPort are concerned.

Cllr David Roberts made Carly aware that legally FirstPort can refuse to take on the development at the point of an Extraordinary General Meeting being called if they are not happy with anything. This occurred on Oakwood Park with their management company.

5. Points to raise and discuss with FirstPort.

a. Dead tree replacement in adopted areas, survey required.

Carly believes that there is already a plan in place to replace the dead trees within the adopted areas to the East and South of the development this Autumn. She will check on this. Request made to ensure FirstPort is aware of the trees that need to be replaced before the leaves start to drop off those that are alive.

b. Jeckyll Road play area, ROSPA Assessments, and ground flooding under equipment

Rectifications were made to the equipment that was raised in the ROSPA assessment conducted following our last meeting. These were completed by CPC on behalf of Persimmon. Carly believes the groundwork under the equipment and at the gate formed part of the invoice for that work and was going to be completed in September. We have asked

Carly to follow this up and Cllr David Roberts confirmed that he received an email from James at Persimmon yesterday confirming that the matting is due to be changed. We reiterated the point that as far as we are concerned, the ground issue is due to poor installation back in 2020 and therefore is the responsibility of Persimmon to resolve. This has been raised on many occasions over the last 2 years.

c. Dog waste bins and general waste bins

All agreed that the management of dog waste on Phase 1 has significantly improved and the regular bin emptying was preventing overspill. A request was raised to move the face height bin on the post pointing into the gateway on the Carpenters Rise side of the park. Possible locations were discussed. Since the meeting, it has been requested to move it to the other side of the gate, at a slightly lower height, on the pavement side. This has been agreed as a suitable place by Cllr David Roberts on behalf of South Norfolk District Council. FirstPort will be moving it at some point in the coming weeks.

Potential locations were discussed for dog waste bins on Phase 2. Most would be in areas that as yet have not been adopted. All agreed we would only place them once Persimmon has rectified the outstanding issues and areas had been adopted. One potential location belongs to the neighbouring landowner and a suggestion was made to speak to them about this. Kevin has done this since the meeting and they are potentially in agreement. This will be reviewed again in December with the hope that we will be in the position to instruct FirstPort. Cost will be £125.00 per bin per year for twice-weekly empties. Once dog waste bins are in place we can then position general waste bins as well.

Cllr David Roberts was questioned about South Norfolk District Councils unwillingness to place and manage bins. Also, the fact that we still pay full council tax like other areas that are council-managed. Reductions were not deemed possible because of the inability to fairly compare area to area. The placement of bins was not deemed likely due to the existence of the management company.

The issue of dog waste being dumped on the entrance to the field off Briggs Mead was mentioned with thanks going to the residents who are clearing it up regularly. The field is not guaranteed to always be accessible and those who are disrespecting it by dumping waste in this way are putting access at risk.

d. 2022 Accounts

2022 accounts have been passed for auditing. With no void accounts that are known of this should make it more straight-forward than 2021. Carly will continue to chase with the ultimate aim of having the credit applied before estimates are sent out in December for 2024. If this does not happen then Kevin stated he for one would not be paying anything to FirstPort until it was in place.

e. Condition of ground for maintenance on Lagoon and North West corner

Carly confirmed this would be reviewed prior to the adoption of the areas.

6. Work completed by Persimmon in the last three months.

a. Removal of hazardous waste.

After months of waiting, the potential asbestos material was removed however this was due in part to the threat of enforcement by South Norfolk District Council via Cllr David Roberts. The garage door and large timber material was removed but there is still building waste material within the woodland areas.

b. Some tidying of woodland area including path

Some of the hanging dead brambles to the East Woodland area have been cleared however not completely. The path ground material was tucked back underneath the bark and there looked to be some additional piles of bark / leaf mulch put in places. Many areas of the path still only have a thin layer of bark and the issue with the ground matting has already started to reoccur.

c. Installation of woodland barrier fence

A fence was installed on the far East side of the woodland on the request of the landowner. Persimmon was asked why it was needed but did not respond. Likewise no response was provided when the position being away from the boundary line was raised as an issue. We would like to know why the fence had to be installed. We'd also like to know why the installation of a fence can be prioritised so quickly for the neighbouring landowner when it takes 2 years for issues residents raise to be resolved. As no consultation was conducted with us we have stated that we will not accept responsibility or maintenance of this fence going forward and have advised FirstPort of this.

7. Outstanding issues awaiting Persimmon to rectify or answer.

As everyone will have seen there has been recent communication with Michelle Baker (one of our Management Company Directors) regarding the outstanding issues and the lack of progress since the last meeting, with most of these issues being one to two years old. These meeting minutes will be sent to Michelle and James Mulhearn and a response on all points and questions below has been requested within two weeks of them being received.

Lagoon Area

a. Removal of rubbish from pit/ditch at the end of Barnes Close.

Some materials have been removed but there is still a pallet in there and some other materials. When will these items be removed?

b. Confirmed responsibility of ditch to East of site

Has there been an agreement reached over the responsibility of this ditch line?

c. Hibernacula Reconstruction, (Ecologist feedback)

When will the Hibernacula be reconstructed?

Wild Frontier Ecology are willing to provide on-site support to ensure this is done correctly and had recommended Resident Association attendance as well. Josh Rose (Wild Frontier Ecology) has been waiting on a response from James Mulhearn. Depending on when this happens, considerations need to be made for wildlife in the area and again Wild Frontier Ecology will provide advice. Cllr David Roberts said that he had been told this would be complete by the end of September however we would like confirmation of this.

d. Path flooding, the raising of path areas.

When is the path being raised and are additional drains being installed to lead to the lagoons? James was waiting on quotes for the drains back in July.

Again, Cllr David Roberts said that he had been told this would be complete by the end of September however we would like confirmation of this.

- e. No access and warning signage.

When will warning and no access signage be installed on fencing around the three attenuation basins?

- f. Grass cutting and general condition.

The grass/vegetation has not been cut since May and the general condition of the lagoon areas is very untidy. When will maintenance work be conducted?

Jeckyll Road play area

- g. Flooding under equipment

What is Persimmon doing to rectify the flooding issue under play equipment and at the entrance gate? When will this work be completed?

North West corner

- h. Play equipment installation.

Woodland activity equipment is currently being installed and plans are attached for reference. Persimmon will need to conduct a ROSPA assessment before the equipment is put into use however, some of it hasn't been fenced off during installation. Some concerns were raised over the longevity of the equipment. We'll assess this going forwards and if items do not last or are regularly broken, we can consider not replacing them once residents are directors. We will be looking to assess the ground materials and how the ground is left after installation.

We would like to know what the guarantee period is on this equipment?

Woodland Area

- i. Removal of building materials

When will the remaining building waste be removed from the woodland area?

- j. Resident building materials on the east side of the woodland.

The boundary fencing has been removed and building materials are spilling into the woodland from a resident's extension. Has this been raised as an issue with the resident? When will the building materials be moved out of the woodland area? When will the boundary fence be replaced?

- k. Reoccurring issue with path surface/condition

As previously stated, there are many areas of the path that do not have enough bark on them and this is causing the ground material to be exposed again. The installation of the equipment is also causing damage to the path edges and this is likely to need readdressing.

- l. Access to the East section of woodland from Chamberlain Rise

Access to the East section of woodland is now restricted with the only access from Brays Drive. We would like to repeat our request for access to be created from the back of Chamberlain Rise to increase use of the space. This can be easily achieved as there is space between the trees directly opposite the entrance. It is also an access point shown on site plans.

- m. Brays Drive West bridge construction issue.

Cllr David Roberts has been advised that there is concrete above the untreated timber that is supporting the sandbag wall of the bridge. We are interested to know why this doesn't appear to be the case when visually inspected? The bags appear to be supported by the timbers and there is no evidence of concrete used in the construction. If the timbers break the wall will collapse however if the space below the timbers and above the pipes was concreted, this would be a lesser concern.

General

- n. Site signage - requested, replacement, and missing signs.

Plan attached detailing where missing and damaged signage is located. Most of the private drives are not marked and some of the signs that are in place cannot be seen.

- o. Tree replacement - timescales

When are the dead tress going to be replaced and the missing tress planted?

- p. Bird box numbers and rectification of those missed (Ecologist feedback).

Wild Frontier Ecology are awaiting confirmation of the installation of the 59 bird boxes they have been told were installed. They will then determine the location of the remaining 41. When will this be confirmed with them?

- q. Street lights on Briggs Mead

Are, or will these lights be set on timers? Can shielding be applied to them to reduce the impact of the light on residents living near or next to them?

- r. Timescale update on Highways and Anglia Water Adoption

What is the current situation with Highways and Anglia Water Adoption?

- s. Full handover timescale

Based on all of the above we presume this cannot be answered with any assurance. It would be good to see some progress towards it but the same was said and promised in June.

8. South Norfolk District Council questions

- a. Meeting feedback from 8th September regarding Resident Association creation

Residents attended the meeting from the various developments. Several from Elm Farm, a couple from Oakland Park, several from Taylor Wimpey Silfield sites, but none from Phase 1. Cllr David Roberts has had at least two from each development show interest in creating a Resident Association.

Representation from South Norfolk District Council detailed support that was available in the form of Grants and help to get started. Cllr David Roberts also offered to support the first meetings.

In general, most attending were not familiar with what would be happening with the handover process. Kevin attended and provided as much information as he could on this, stressing the point that it would take the effort of a few on each development to get things started. If Residents Associations aren't formed, they will ultimately be handing full control to the maintenance company.

Based on attendance, it's likely Elm Farm residents will get something in place sooner than others, and possibly Oakwood.

With regards to the Phase 2 Residents Association, we need to make sure as many of us are available as possible when our Extraordinary General Meeting (EGM) is called.

b. Speeding on developments update

The speeding on site is not something that the Police are able to control through speed monitoring. Cllr David Roberts is getting a vehicle Anti-Social Behaviour Order put in place so that vehicles can be reported to the Police or the council by their registration.

Traffic calming is not something Highways will install on managed areas even though they are responsible for the roads. This is a Department of Transport recommendation that Highways follow. Ultimately it is likely to come down to maintenance of it. Management companies can get traffic calming installed but they have to get Highway permission to do so.

c. Anti-social behaviour

Cllr David Roberts advised that Police resource was being put in place to allow for Police walkarounds to investigate and deter anti-social behaviour.

d. Wymondham Neighbourhood plan

Wymondham Neighbourhood plan passed so Town Council will now have more control and say over development in the town.

e. Assistance with the progression of the Persimmon-based issues above.

Cllr David Roberts will continue to assist us in pushing Persimmon to resolve all outstanding issues.

9. Inviting residents to join BGP2RA

Continue to spread the word to all residents about joining the Residents Association. They just need to fill in the form on www.bgp2ra.uk. A leaflet drop to all households will be considered in the new year.

10. AGM in December.

a. Possible date change

Date changed to Tuesday 12th December, 7:30pm, in the Wymondham Rugby Club Meeting Room or Bar Area.

b. Committee members. Requested changes to roles, resignations, and new appointments.

As the next meeting is our AGM it is the time that appointed roles can change. Individuals can resign and/or others can be nominated for roles. Anyone wishing to make any changes are invited to do so by contacting bgp2ra@gmail.com. Likewise, if anyone wishes to join or resign from the general committee. All existing Committee members will be asked to confirm that they wish to remain on the committee.

c. Any committee constitution amendments.

Going forward we will be asking committee members to attend at least one meeting each year otherwise they will be resigned from the committee automatically at the next AGM. If the member has stayed in touch providing apologies for non-attendance, then the resignation may be postponed to the following year. This will be added to our constitution.

11. Questions and any other business

a. Garden waste dumping

A resident is dumping grass cuttings and garden waste in the North West corner of the lagoons. This is fly-tipping and we are asking others to watch out for who is doing it. Currently, the area is Persimmon's responsibility but we will act on it further if it continues once the area is adopted.

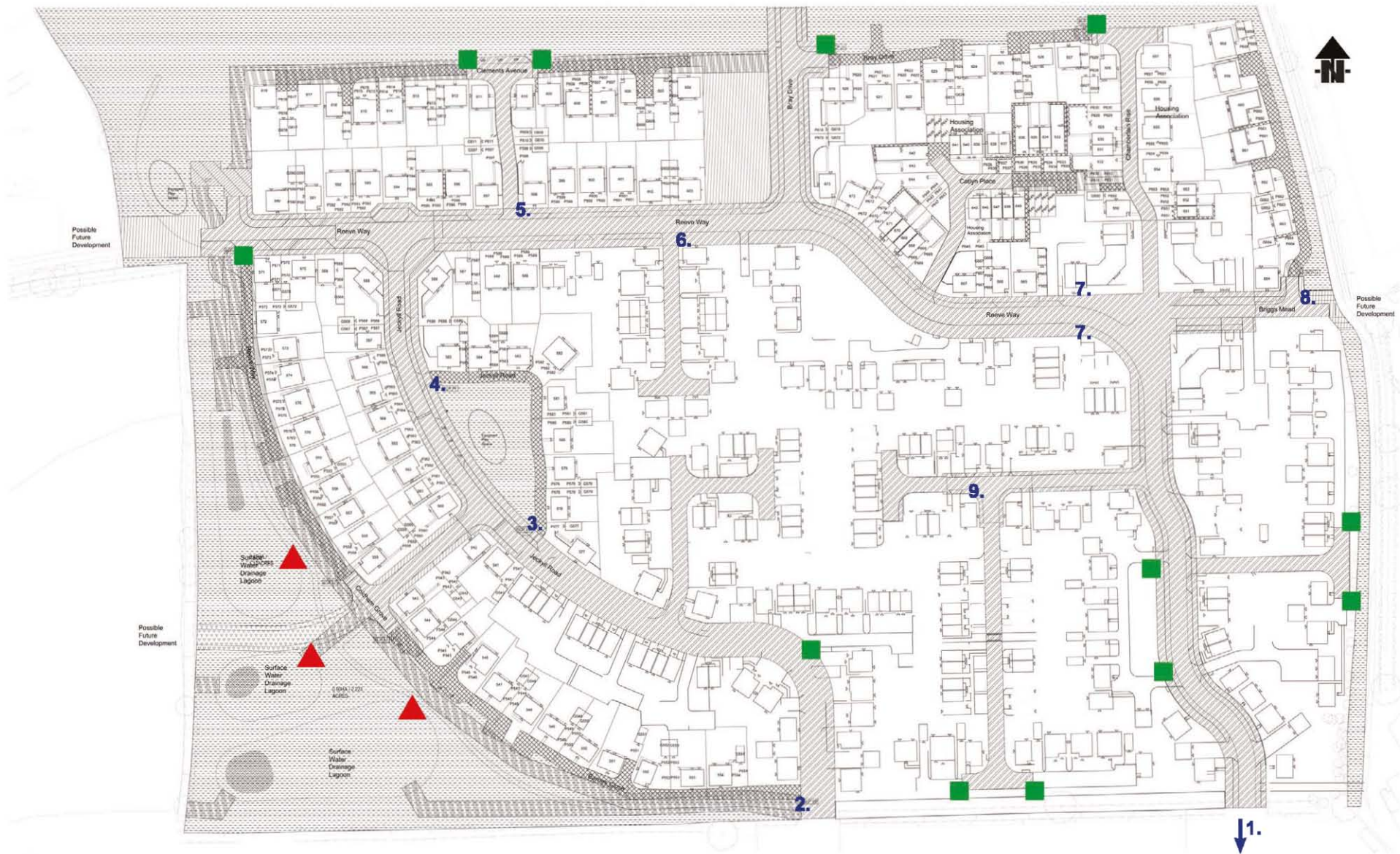
b. Large Commercial Vehicles parking on Reeve Way

Cllr David Roberts is aware of this and has spoken to the company once already. Once Highways have adopted the road it can be reported to them as an obstruction. It will be monitored and if it continues it will be raised with the council again.

c. Some residents are having issues with security lighting from other properties. If this is an issue that is affecting you an option available is to report it through the Council's Environmental Services and an online reporting facility is available to do this.

12. Next meeting date

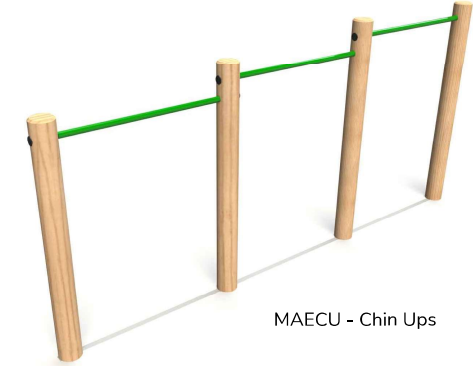
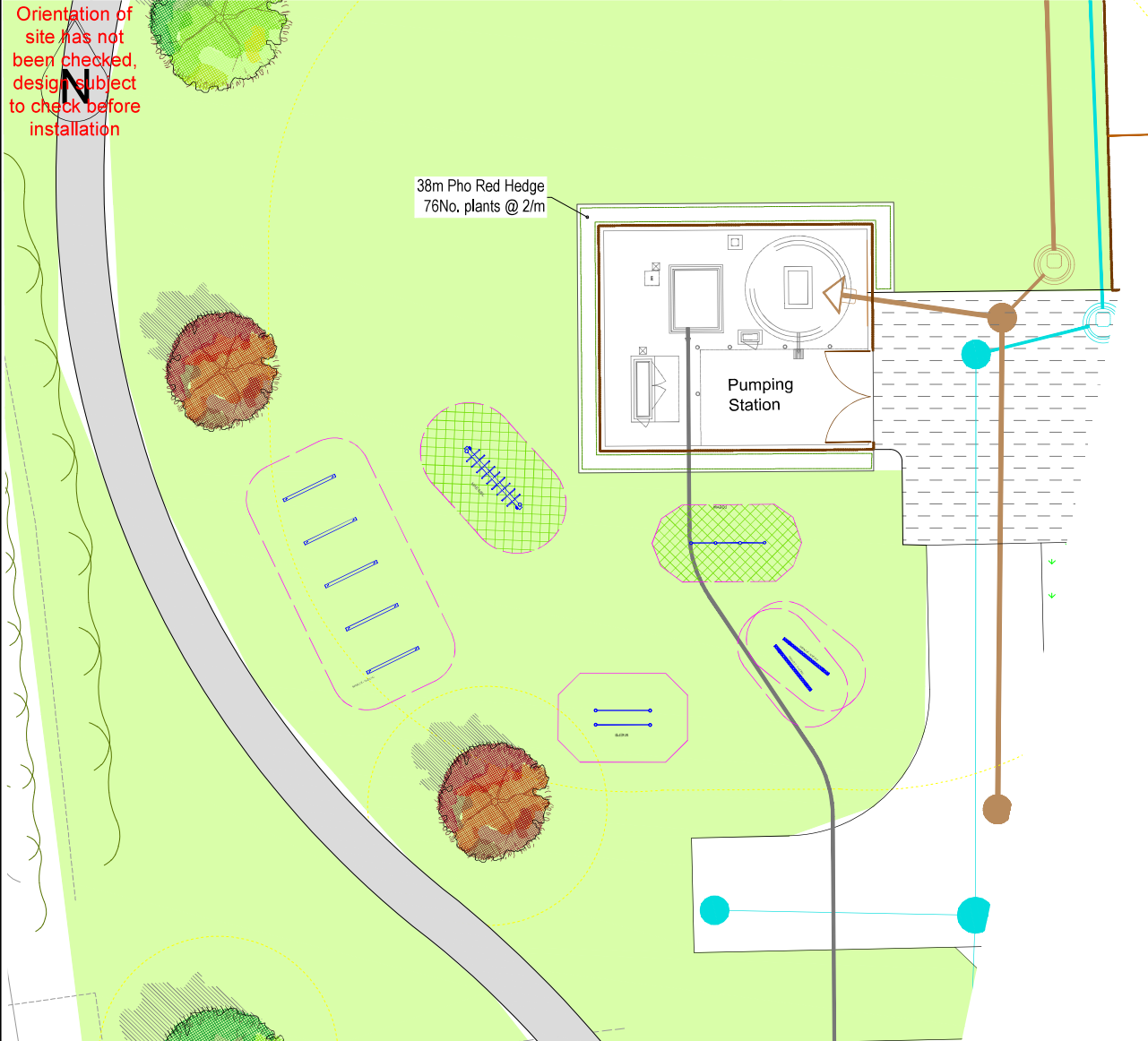
Tuesday 12th December, 7:30pm, in the Wymondham Rugby Club Meeting Room or Bar Area.



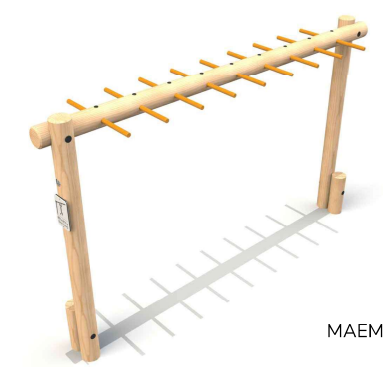
- No private drive sign installed
- ▲ No access signs & sudden drop / deep water signs needed
- 1. No indication of Reeve Way at Albini junction
- 2. Private drive sign not visible. move to outer fence
- 3. Private drive sign not shown to road side, add a second sign
- 4. Private drive sign not shown to road side, add a second sign

- 5. Clements Avenue sign back panel broken
- 6. Missing Swatman Grove sign
- 7. Missing Reeve Way signs (2No)
- 8. Missing Biggs Mead sign
- 9. Missing Bartram Close sign

Orientation of site has not been checked, design subject to check before installation



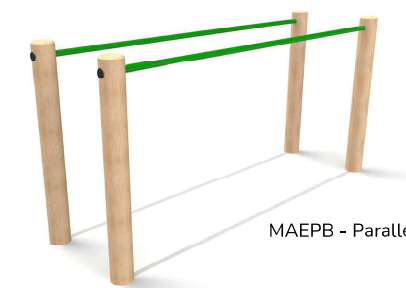
MAECU - Chin Ups



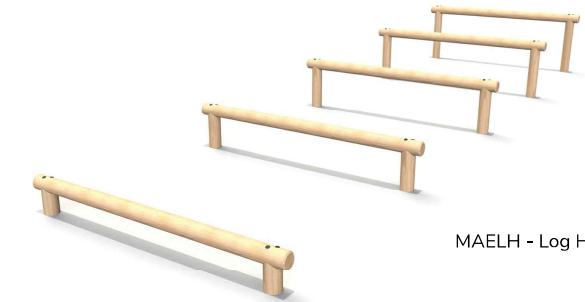
MAEMBL - Monkey Bars



MAEBW - Balance Walk



MAEPB - Parallel Bars



MAELH - Log Hurdles



Miracle Design & Play

TEL: ++44 (0)1604 658240
E-MAIL: sales@miracledesignandplay.co.uk
WEB: www.miracledesignandplay.co.uk

PROJECT TITLE: **Carpenters Barn**

SHEET TITLE: **Area 1**

- KEY:
- Surfacing:
- Existing Grass
 - Macadam Surfacing by Persimmon Homes
 - Grass Mat Safer Surfacing required (Based on well-maintained turf and under 1.5m CFH)
- Landscaping:
- Trees by Persimmon Homes
 - Planting by Persimmon Homes

Equipment Fall Zone (No safety surfacing required if based on well-maintained turf and under 1.5m CFH)

REVISIONS		
Issue	Description	Date
-	-	-

DRAWN BY: **L. Jepsen**

REVISED BY:

CHECKED BY: **G. Medica**

SCALE: **1:100 @ A1** | ISSUE: **--**

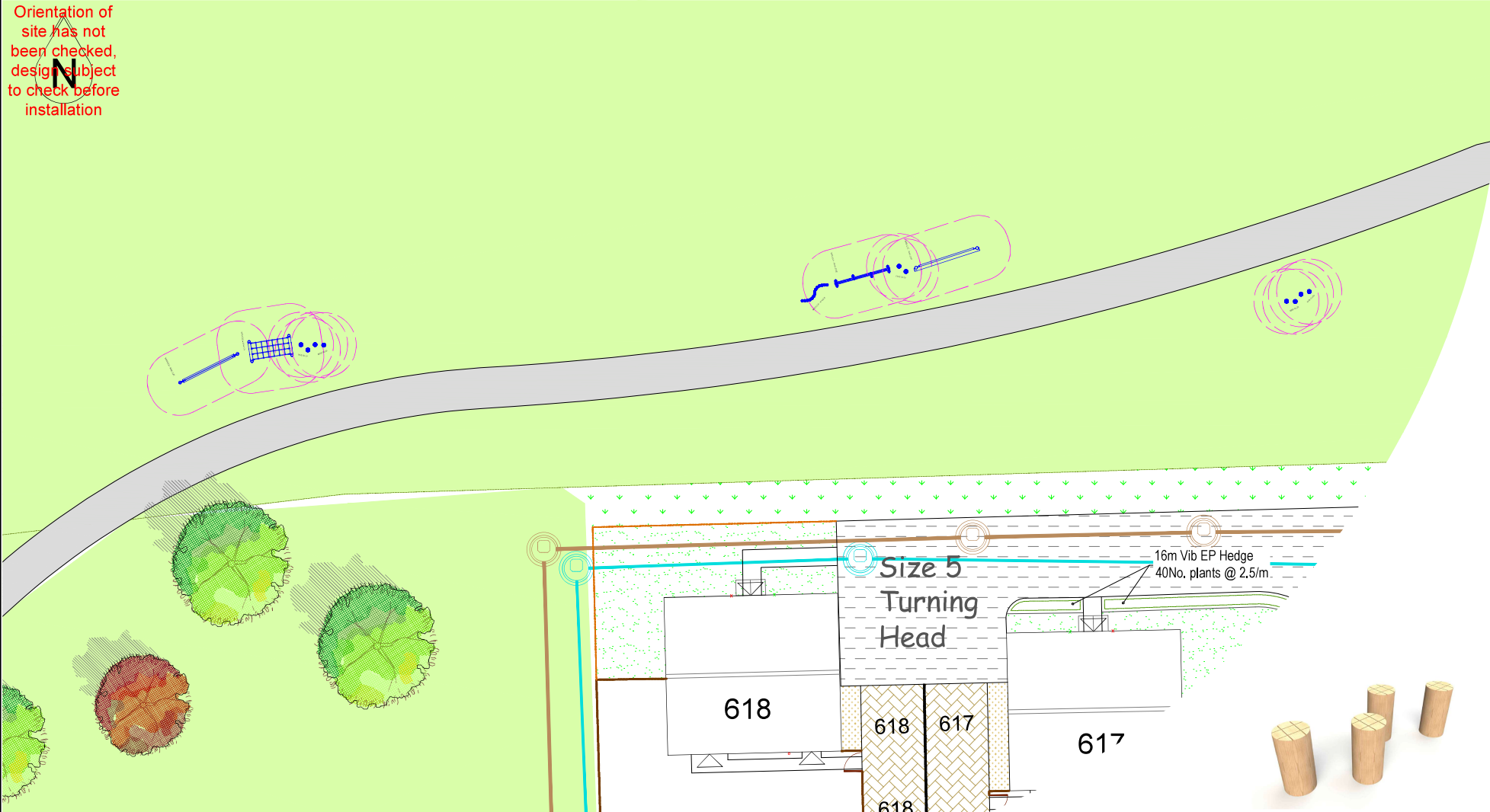
CLIENT: **Persimmon Homes**

DRAWING NO: **Q8691**

DATE: **06/10/22**

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Orientation of site has not been checked, design subject to check before installation



PROJECT TITLE: **Carpenters Barn**

SHEET TITLE: **Area 2**

- KEY:
- Surfacing:
- Existing Grass
 - Macadam Surfacing by Persimmon Homes
 - Grass Mat Safer Surfacing
- Landscaping:
- Trees by Persimmon Homes
 - Planting by Persimmon Homes

Equipment Fall Zone (No safety surfacing required if located on well-maintained turf and under 1.5m CFH)

REVISIONS		
Issue	Description	Date

DRAWN BY: **L. Jepsen**

REVISED BY:

CHECKED BY: **G. Medica**

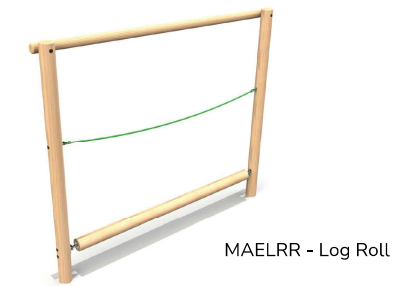
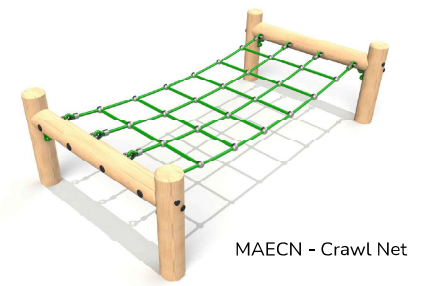
SCALE: **1:100 @ A1** | ISSUE: **--**

CLIENT: **Persimmon Homes**

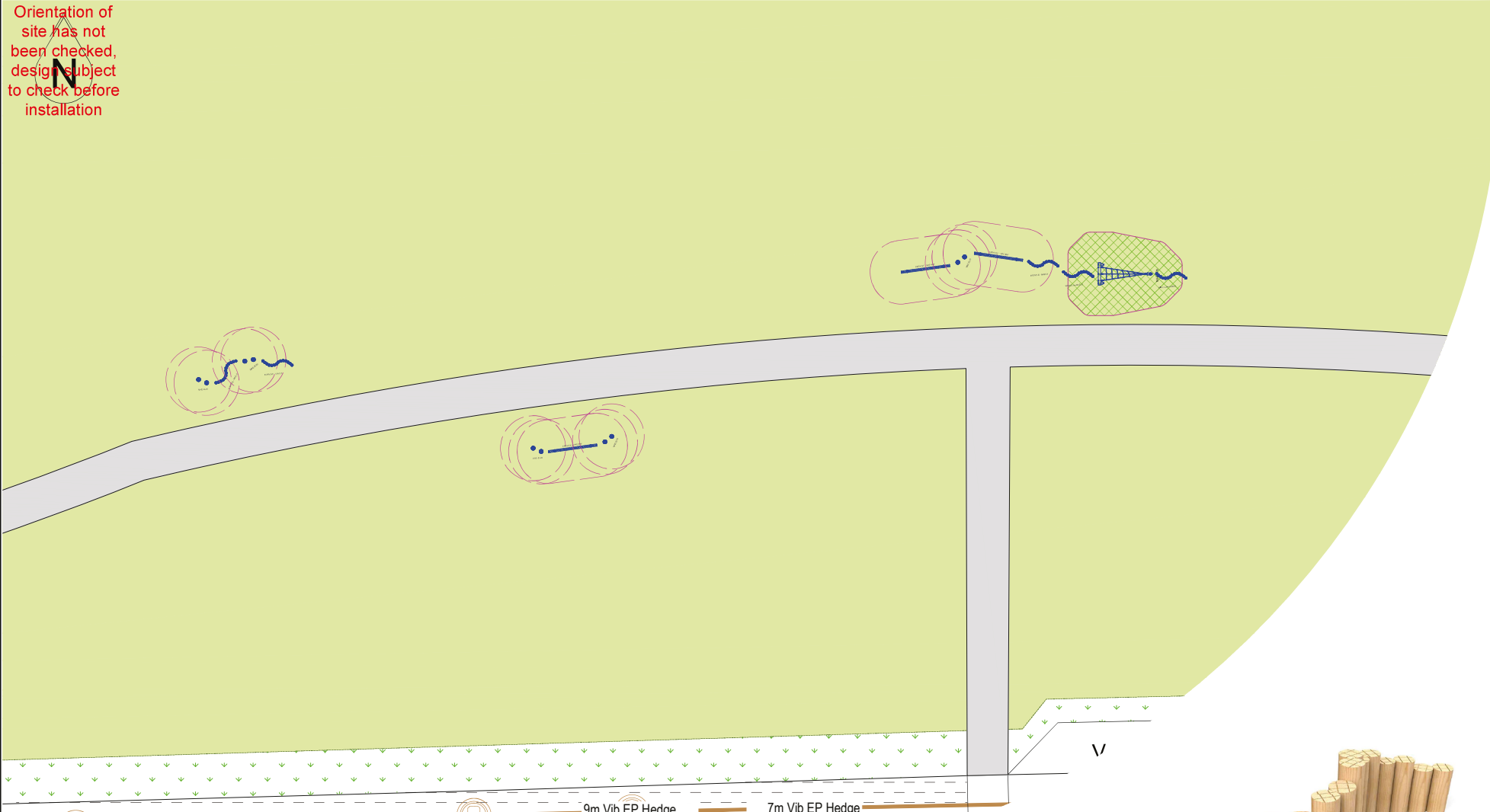
DRAWING NO: **Q8691**

DATE: **06/10/22**

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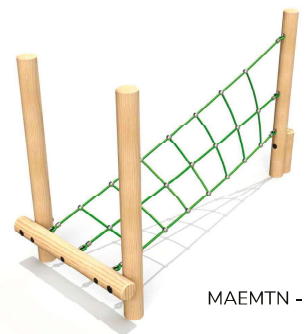
PROJECT TITLE: **Carpenters Barn**
 SHEET TITLE: **Area 3**

- KEY:
- Surfacing:
- Existing Grass
 - Macadam Surfacing by Persimmon Homes
 - Grass Mat Saver Surfacing (equipment should sit on top of mat and not on top of grass)
- Landscaping:
- Trees by Persimmon Homes
 - Planting by Persimmon Homes

Equipment Fall Zone (No safety surfacing required if located on well-maintained turf and under 1.5m CFH)

REVISIONS		
Issue	Description	Date

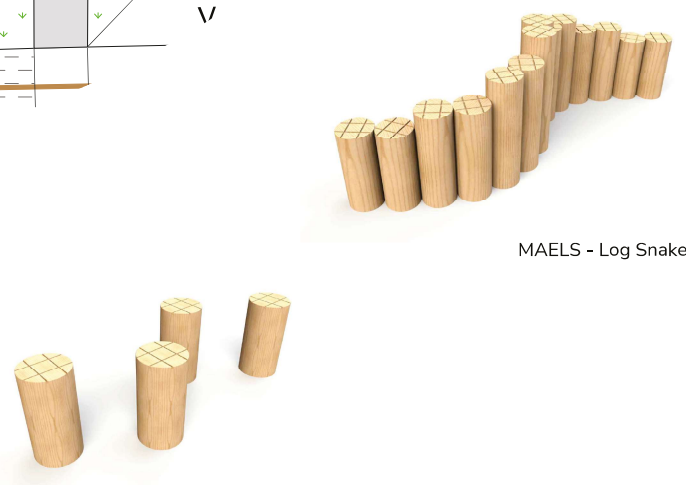
DRAWN BY: L. Jepson
 REVISED BY:
 CHECKED BY: G. Medica
 SCALE: 1:100 @ A1 ISSUE: --
 CLIENT: Persimmon Homes
 DRAWING NO: Q8691
 DATE: 06/10/22



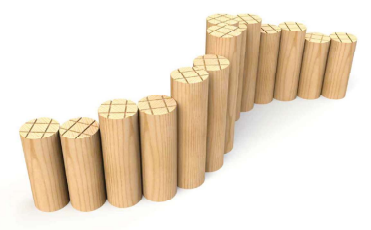
MAEMTN - Mini Twist Net



MAEBW - Balance Walk



MAESL20 - Stepping Posts



MAELS - Log Snake