

Beckets Grove Phase 2 Residents Association

Meeting Minutes

Date & Time - Tuesday 11th June 2024 at 7.30pm

Location - Wymondham Rugby Club downstairs Lion's Den function room

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

Residents Attending

Kevin Farrow (Chairperson), John Waller (Treasurer), Emma Peek (Joint Secretary), Gail Fordham, Claire Small, Claire Carter, Helen, Simon, Alex, Sue, Andy, Josh, Philipa, Petros, Christina, Bob McClean, Veronica (Elm Farm resident observing)

Other Representation, Carly Smith *Virtually* (FirstPort), Matthew House (Persimmon & Director of Beckets Grove Phase 2 (Wymondham) Management Company Ltd), Cllr David Roberts (South Norfolk District Council, Wymondham Town Council & Deputy Mayor)

Apologies

Sarah Tate (Vice Chairperson), Ellie Morgan (Secretary), Darren Tate, Barbara Draper, Eileen Parrott, Tony Parrott, Naomi Rankin
James Mulhearn (Persimmon) – Notes provided from March Minutes

2. Review of meeting minutes from March 2024, and any points, resolved or not being expanded upon in this meeting.
 - a. Tree, shrub, hedge, and large bush maintenance and removal
FirstPort agreement on a process for maintenance and removal if certain criteria is met.
 - b. Lagoon area safety signage
Signage in place, issue resolved.
 - c. Access to the East section of woodland from Chamberlain Rise
Access open, issue resolved.
 - d. SNDC vehicle anti-social behaviour process.
The process to follow is in the previous meeting notes, ultimately reporting to the police with evidence wherever possible.
 - e. Speeding issue and signage
Signage in place, as much as is currently possible has been implemented.
 - f. Neighbourhood Watch
Option to start a Neighbourhood Watch and a process to follow is available. Will only start if someone wishes to oversee, BGRA not prepared to lead on this.
 - g. Residents' Association bank account – will raise again if/when required.
No intention to start a Bank Account unless it is required. Management fees are paid and that should allow for any funds we need.
3. Onsite vandalism and antisocial behaviour, reporting to Police, PC Helen Bushfield.

The vandalism to the Hibernacula in the lagoon area has been reported to the police. PC Helen Bushfield has been in contact and taken a report but we were not able to identify the children

responsible. We will continue to report any criminality on the development, and ask all resident members to be vigilant. Challenge the individuals if you are happy to, otherwise if criminal activity is taking place record it and report it to the police.

Persimmon has agreed to look at the damaged Hibernacula when rectification works take place in the lagoon area. Ecology management still needs to be signed off which includes the Hibernacula.

4. FirstPort points to raise.

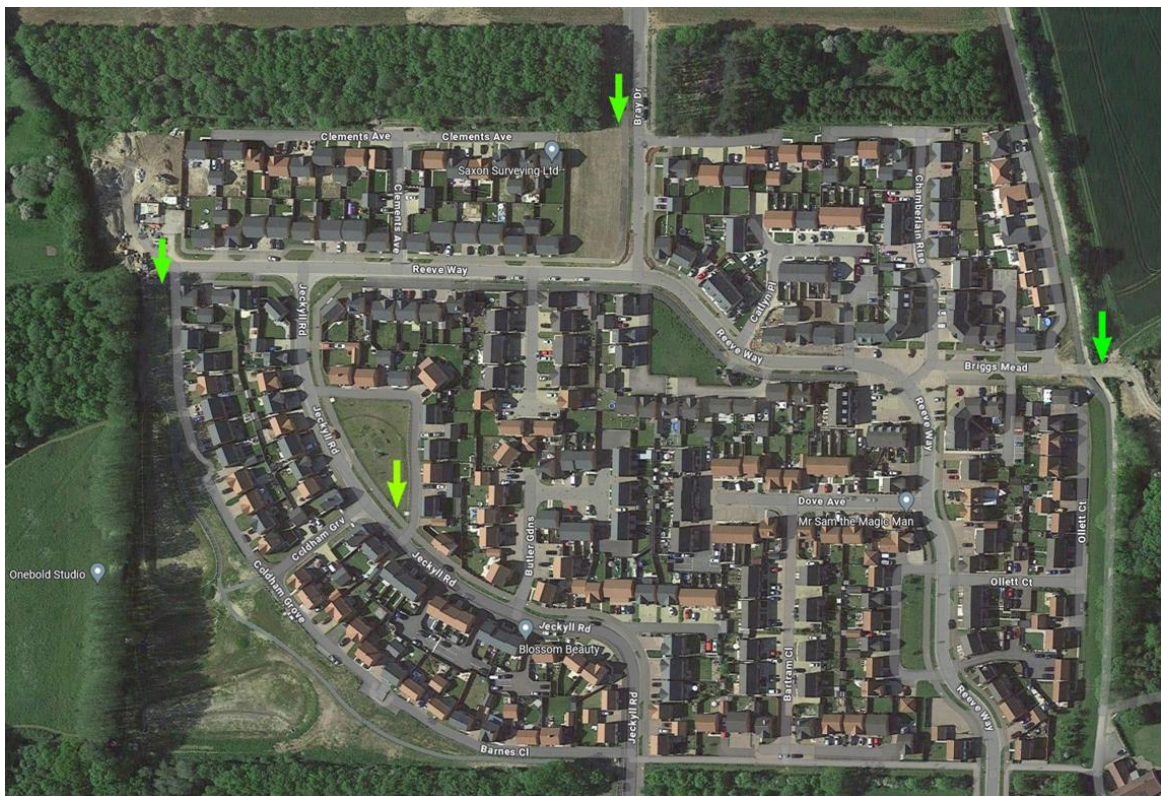
- a. 2022 Accounts documents
2022 Accounts have been received and will be added to the website news page when these minutes are added. They are also available on our FirstPort My Home Portals.
- b. 2023 Accounts and the credit due.
Carly has confirmed that the 2023 accounts are waiting to be audited and signed. This still might not happen until the end of the year but as long as the due credit is applied before the 2025 estimates are released, it will not impact us.
- c. Dead tree replacement in adopted areas.
The tree replacement and tree work to be carried out is going ahead on the 24th June. If they cannot get the trees rooted this will be postponed until autumn. There has been a new tree placed on the grass area near Bray Drive.
- d. Residents' account balance after property sale, do FirstPort clearly advise sellers of this?
Carly has advised that the accounts balance for property sales is the responsibility of the individual solicitors of each party to arrange and regrettably is not carried out by FirstPort. This means that if anyone sells their property and has money due to them from FirstPort as we pay for the year in advance, the owner of the property will need their solicitor to request and arrange this on their behalf.
- e. Lighting quote enquiry
Waiting on quote which was requested in February. Carly to chase CPC for a price and speak to another company. Point raised regarding whether planning permission is needed, and discussions with Wild Frontiers about placement to avoid disruption to bats.
- f. Update on the CPC work to Jekyll Road Park.
CPC advised that this will be completed on 15th July. Persimmon are pushing for it to be complete at an earlier date.
- g. New customer portal following April email.
Apparently, this is now live although we have not had a message to advise of it. This will be the same login as before and if a customer needs advice, the customer service team should be able to help. Contact Carly if you have any issues.
- h. Phase 1 (Wooded thicket) Issues of barbed wire, hole dug in the pathway and grass cutting and strimming areas being left.
CPC will fill in the hole that had been dug out and cut away the barbed wire on one of their visits. The point was made that this was said about three weeks ago and that CPC have been on site for at least three days since then. Requested prioritisation. Also mentioned that corner areas of the park are being left uncut and untrimmed. Leaving areas of longer grass like this isn't an issue as it is positive for wildlife, but strimming around fenced areas is requested to prevent build up. Carly will investigate on site on Thursday 13th June.
- i. A resident raised an issue with the lack of weed control along the cycle path alongside Bartram Close, and the cycle path on the South side. Carly to investigate and address.
- j. Highlighted that the ditches close to the roads, specifically to the South of Phase 2 are accumulating some rubbish and need clearing.

5. Dog waste bins, costs, supply and installation

After weeks of waiting on responses from Persimmon and checking of a couple of options, a price has been provided for the most cost-effective solution and supply source.

Cost of the bins with a ground mounting post is £169.38 +vat (£203.26 inc). The proposal was put forward and agreement to install 4 bins costing £677.52 +vat (£813.04 inc). Locations agreed based on the map below...

1. The field corner which Kevin has agreed on the location for with the landowner as it is their land. The bin will remain the responsibility of the Phase 2 management company.
2. Brays Drive on the estate side of the crossing bridge into the West wooded area.
3. At the end of Reeve Way closest to the lagoons as part of the area around here will remain the landowner's property for possible future access.
4. To the South of Jeckyll Road play area, outside of the fencing, which once positioned will allow a general waste bin to be installed in the play area.



The South Norfolk emptying costs is £135 +vat per bin annually for bi-weekly emptying. This will be £540 +vat (£648 inc) per year for the 4 bins installed.

The bins are being put on order by Persimmon. Delivery will be made to Kevin who will arrange installation and coordinate with Carly so that she can arrange for South Norfolk to start emptying in the week after they are installed.

6. Outstanding issues awaiting Persimmon to rectify or answer.

Kevin raised the significant issue that since the last meeting nothing has been done on site until Friday of the previous week. A sceptical person may have associated this with the proximity to this meeting. In which case it was jokingly proposed that we should hold fortnightly meetings.

It was made clear to Matt House from Persimmon that we were not happy, particularly with the lack of maintenance to the lagoon and woodland areas. We were told in March that these areas would

now fall into the regular maintenance schedule. This has not happened and now the areas need significantly more work to rectify.

Discussions around Persimmon's effectiveness at rectifying these issues did not really instil any confidence that there would be any considerable change going forward. We were told that as an organisation the region has over 20 sites in a similar situation to ours, some dating back as far as before the turn of the millennium.

The point was made that none of the things we are asking to happen are unachievable because we are seeing them being done on Elm Farm, which generally looks in a better condition and is looked after. Elm Farm resident did indicate that this may not quite be the case.

For the last two and half years we have been raising these issues. We're told they are being looked at, fortnightly meetings are being had, and things are going to be addressed, but then nothing happens. We made it clear that we want this to change now so that we have a development that is being looked after and maintained as it should be, and that we are getting value for money.

James Mulhearn (JM) comments below from notes on previous meeting minutes. Our comments (RA)

Lagoon Area

- a. Removal of rubbish from pit/ditch at the end of Barnes Close.
JM – Site have still been picking litter and have said it's just everyday rubbish that they are finding now.
RA - Main materials have now been removed from the ditch and general rubbish does seem to be being managed reasonably well on Phase 2 main areas. There are still some areas of concern as noted later.
- b. Confirmed responsibility of ditch to West of site
RA – No further agreement between parties. Persimmon advised they are waiting on the landowner but reconfirmed that the ditch would not become a management company responsibility.
- c. Hibernacula, vandalism rectification
JM – Hibernacula to Barnes Close removed Friday 7th June which was delayed due to weather affecting soil seed work start date. We wanted to remove the hibernacula close to landscape works so that the area didn't fill with weeds before it was seeded.
RA – Hibernacula actually removed on Monday 10th June. As mentioned in the earlier section, the vandalised hibernaculum will be looked at and addressed as part of addressing issues on the lagoons. This will also need to be done as part of the ecology sign off.
- d. Path flooding and encroachment of vegetation
JM – Once soil seeding works completed and plant is not tracking on path, we can look to side out path and add material to raise low areas.
RA – Believe the vegetation encroachment is having an effect on water retention on the path. Will await rectification.
- e. ~~Safety signage (Resolved)~~
- f. Grass cutting and general condition.
JM – Soil seeding works in progress, and weather permitting should be finished by w/c 17th June.
RA – Highlighted that in applying soil and seeding that the machinery used has torn up and damaged areas of grass in between the areas that were being worked on (image shown and included below). This is another example of Persimmon and their contractors solving one problem and creating another in its place. The machinery was also run along the footpath imprinting it in places with wheel marks and indentations and damaging other areas of grass.



Jeckyll Road play area

- g. Work by CPC to rectify areas under equipment and gated entrance.
JM – Persimmon and Carly have been chasing CPC on these works. CPC have come back with all works to be completed within the first two weeks of July. I have gone back and requested that the works are brought forward.
RA – We will look forward to seeing something done about this after three years of raising the issue.

North West corner

- h. Play equipment installation, raising and finishing of the ground underneath.
JM – Weed membrane has been installed under the bark that sits beneath the play equipment within the woodland, and edges tidied to hold bark in place. Equipment in the open grass area near the pumping station will have works carried out this week as part of the soil seed works in progress, to raise the ground beneath them in a domed fashion as discussed.
RA – Weed membrane installed, looks like on top of previous bark. No edges have been tidied or created to keep the bark in place. Matt House to investigate. Will await the raising of the grassed areas under the equipment.

Woodland Area

- i. Removal of waste materials
JM – Litter picks ongoing.
RA – To some extent. There are still tree sapling protection tubes in places. The mound of material containing a lot of plastic waste in the North East corner has not been touched and is now covered in vegetation. Ideally the whole mound needs to be removed. This was created when the area was first scraped back.
- j. Resident building materials on the east side of the woodland.
JM – Pallet and materials removed
RA – It has not been removed as indicated by where the grass cutting has stopped. Advised that this property is now up for sale and we will expect Persimmon to remove the waste material if the owners have not prior to adoption by FirstPort.

Cllr Roberts also raised a concern over a planning issue due to encroachment by the property's extension onto the boundary of their land. Cllr Roberts has attempted to raise this with James asking if permission was sought from Persimmon before building, but no further information has been received. This will need to be resolved and might have an impact on the property sale.

k. Path surface/condition and general maintenance

JM – Bark mulch was topped up again in April, with some isolated areas mulched down again with all the rain we have had. This will be looked at again before the handover of the remaining areas to Firstport and can be topped up.

RA – Path will need rectification prior to handover as agreed above. Broken fences at the back of Chamberlain Rise also need to be repaired including one side to the bin store where a post base has rotted and broken.

~~l. Access to the East section of woodland from Chamberlain Rise (Resolved)~~

JM – rail has been re-instated a couple of times, but gets removed, we will leave open for now, unless complaints are received.

RA – No complaints from us as the Residents Association do not accept any responsibility or maintenance responsibility for it. It belongs to the landowner.

~~m. Brays Drive West bridge construction issue. (Resolved)~~

General

n. Site signage - requested, replacement, and missing signs (Private drives & Reeve Way)

RA – Still waiting for this to be done and for an assessment of the missing Private Drive signs based on the number of properties. We see a requirement has been communicated on a plan supplied last year. Reeve Way also has another sign that needs attention, the one closest to No3 Reeve Way.

o. Tree replacement – Lagoon and the grassed area alongside Briggs Mead not addressed.

JM – 5 replacement trees to be planted in lagoon area, and 3 along the strip of land North of Briggs mead that runs up to the woodland. These will be containerised trees so they have an established root structure already. These should go in by the end of June.

RA – Will look for these to be put in place at the time stated.

p. Bird box numbers, box positions plan and Ecologist feedback update.

JM – Conducted a review of numbers, as information on these was gathered by past colleagues and we wanted to make sure numbers were actually correct on the ground. From what has been able to be observed the numbers are down on where they should be. I have informed Alice Petherick of Wild frontier and given numbers as best as I can see. We have asked for guidance on locations of new boxes but would also welcome any residents willing to have bird boxes to let us know. I think this had been discussed with Kevin previously and there may be known residents willing to have boxes retro fitted.

RA – Shock and surprise has been expressed at the realisation that the previous communicated information was incorrect. We were advised that another 35 boxes need to be located, so only two thirds of what Persimmon have been telling us since September are in place. We will request any residents who are willing to put their properties forward for a box or boxes to email us. We would ask all to please ensure you consider the pros and cons of doing so.

A discussion also occurred around some of the properties roof design and brick work allowing birds to nest under the roof tiles. They do not seem to do damage, but this can and has in some cases caused an infestation of bird mites. The recommendation was made to get these blocked up if you are concerned about this.

q. Street lights on Briggs Mead base tidying

JM – Base tidying has been carried out

RA – This has been done, wouldn't say that it's the best result but the protruding pipework has been cut back. Could have done with levelling and seeding.

r. Timescale update on Highways and Anglia Water Adoption

JM – The Anglia Water issues are still being worked through. The verge has been re-stated to a satisfactory state at the junction of Reeve Way and Briggs Mead. Asphalt works will take place to remove the concrete patch in the footway at the Reeve Way/Briggs Mead junction and to finish the crossing point on Reeve Way on 11th June 24.

RA – Verge may have been reinstated but the triangle of grass still needs some attention. The asphalt work was completed the day after this meeting. We asked to be kept informed on the progress of Anglia Water.

With the linking of systems on Phase 1, 2 and Elm farm we are not confident that Anglia Water maintenance period will start much before September. There is a 6-month period before Highways will adopt and a total of 12 months before full site handover can happen.

s. Full handover update

March notes - Handover of all POS areas in June 24. Looking at mid-2025 as an expected full handover of the whole development.

JM – The above timescales are still the goal.

RA – Would like to see the above happen but we will believe it if we see it.

t. Drainage / Gutter water getting into the sewerage system, ref end of Reeve Way.

JM – Discussed in point r.

RA – Persimmon advised that the inspection work is complete and the areas where rain water was getting into the sewers has been rectified. This work combined with the connection of the pumping stations should prevent any further impact on residents' sewers, particularly at the end of Reeve Way. The pumping station link means that if one station fails the others further down the line will stop sending waste and fill their tanks instead. Residents at the meeting were particularly concerned about this as they have been directly impacted to the point they have had to shower elsewhere at times. Persimmon remain responsible for the drainage and sewers on Phase 2 so if there are any issues they should be contacted directly. Anglia Water will not respond until they have adopted the site.

u. Clearance of wind-spread building materials.

JM – These works were requested, and I was advised that they were carried out. Being that Elm Farm is a live site still, it is something that should be monitored by the site team and tidied as necessary.

RA – Building materials were not removed from the field edges and they are now embedded in vegetation. The ditch has been filled in, most likely with the waste material still in it. Comment was made that if the site was still fully active, we would recommend that South Norfolk and possibly HSE revise the waste management of the site. As Elm Farm is all but complete we have asked Persimmon to take a specific interest in the removal of waste materials as the site office leaves.

v. Contribution towards residents' administration costs due to continued issues.

a. *Since October 2018 Phase 2 properties have each paid £903.37 for estate management.*

b. *£178,476.68 paid to the end of 2023.*

*We should get about £16k back for 2023 based on 2022 credit
That will still be over 160k paid out to the end of 2023 in total.*

c. *Based on 2023 figures including the credit at 2022 level we were charged just under £3k per month.*

d. *We asked Persimmon (Michelle Baker) if they think that has represented good value for the 5 pieces of grass it has been taken to maintain.*

RA – We are still requesting a written response to all the points raised in the March meeting minutes as to why Persimmon won't contribute to the excessive costs we have incurred since Oct 2018. Instigated by Michelle Baker and the directors of the management company who are also Persimmon employees. They have then continually failed to resolve and rectify

issues that would allow more areas to be taken on by FirstPort and improve value for money for residents.

The below plan indicates in Yellow the adopted areas by FirstPort, Red indicates the communal areas still in Persimmon control.



- w. Responsibility of the grassed area on the corner of Reeve Way
JM – This new grass area created from the re-arranged Reeve Way/Briggs Mead Junction works should fall within Norfolk County Council adoptable land under the S38 process.
RA – This was discussed, and Cllr Roberts agrees that even though the area is not technically a verge it would be adopted by Highways.

- x. Path rectification on Reeve Way corner and near the old showhouse
RA – The asphalt work was completed the day after this meeting.

7. South Norfolk District Council questions

- a. Update on other resident associations
Elm Farm making some progress but looking to get numbers. Two sites on the Silfield side (Alders & Birch) are looking to form a combined Residents Association. They do not have the management company structure in place but are potentially interested in discussing sharing services with us and other resident associations. Stated we would have to see what that looks like but it is unlikely that we can do anything until Persimmon fully hand over to us.
- b. Parking issues around the development, what can be done when highways have been adopted.
Where cars are causing visual and physical obstructions on the road, it is difficult to do anything about this until Highways have adopted the roads. Even then, for any action to be taken the vehicles would need to be parked illegally or incorrectly based on the highway code. Verge parking outside properties will be difficult to combat unless paths are being blocked.
- c. Any other council points.
 - 1. Wymondham has a flood warning system in place and is an area of high flood concern. This reached a red warning level recently with the high possibility of the Tiffey bursting

its banks for the first time in 20+ years. Ditch monitoring and clearing is taking place around Wymondham with property and ditch owners being encouraged and enforced to clear their ditches.

Discussion around the attenuation basins on the lagoon area of Phase 2 were covered because they are not filling. This is an indication that the surrounding ditches are working. If they were not then the water is directed into the attenuation basins to help them cope. The process of water management also means that they could show signs of filling even a day after rainfall as the water gets into the ground.

2. Future planning around the development was raised. Cllr Roberts advised that if the planning isn't in place now then it won't be passed for several years due to the Norwich and Wymondham development plans that are already in place.

To keep track of any local developments and planning it was suggested to register for alerts based on distance from postcode on South Norfolk planning portal.

3. South Norfolk have instigated enforcement action on the lagoon area following visits by their ecologist. They are not happy that planning obligations around ecology are being met by Persimmon. The resident's association will follow this and the impact of the enforcement. As far as we are concerned the ecological matters have been an unresolved issue for too long so any additional support from South Norfolk and planning is welcome in our view.

8. Leaflet drop inviting residents to join BGP2RA

Following the leaflet drop 12 additional properties have now joined us and we now have 108 properties included in RA. Please spread the word with no obligation to be involved directly, but all information will be provided from us by email.

9. Questions and any other business.

The point was raised about the layout of the development and the connection of Elm farm allowing for the possibility of excess speeding, particularly along Briggs Mead and onto Reeve Way. Discussions around the introduction of speed tables on Elm Farm and the request for Persimmon to look at this along with SNDC. Any retrospective traffic calming measures would be at the management company's cost as noted in previous minutes.

10. Next meeting date

Tuesday 10th September @ 7:30pm in the downstairs Lion's Den function room, unless it is in use. If it is, we will be in Bar Area upstairs.