

Beckets Grove Phase 2 Residents Association

Meeting Minutes

Date & Time - Tuesday 14th January 2025 at 7.30pm

Location - Wymondham Rugby Club downstairs Lion's Den function room (upstairs meeting room or bar if Lion's Den is unavailable)

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

Residents Attending

Kevin Farrow (Chairperson), Sarah Tate (Vice Chairperson), Emma Peek (Joint Secretary), Darren Tate, Barbara Draper, Claire Small

Other Representation, Cllr David Roberts (South Norfolk District Council, Wymondham Town Council & Deputy Mayor),

Apologies, Carly Smith (FirstPort), Matthew House (Persimmon & Director of Beckets Grove Phase 2 (Wymondham) Management Company Ltd), James Mulhearn (Persimmon), Ellie Morgan (Joint Secretary), John Waller (Treasurer), Claire Carter, Tara Perfect, Wayne Gardiner, Gail Fordham, Eileen Parrott, Tony Parrott, Phillipa Black, Delyse Renolds, Dave Finney, Amy Finney, Sue Mulliner

2. Review of meeting minutes from September 2024, and any points resolved or not being expanded upon in this meeting.
 - a. Dog Waste Bin Installation
Point resolved and bins are working well.
 - b. Woodland path material theft and follow up action.
Detailed in September meeting, no further action.
 - c. FirstPort - Unmaintained growth around fence along Bartram Close. FirstPort tidied but this area is the shared responsibility of the properties whose boundaries include it.
 - d. SNDC
 - i. Planning in the area
5 Year housing land supply in place, watch future planning applications. You can set up notifications for planning by registering <https://info.southnorfolkandbroadland.gov.uk/online-applications/registrationWizard.do?action=start>
 - ii. Bus Shelter on Norwich Road
The only way for one to be installed retrospectively is for it to be privately funded and maintained.
 - iii. Continued council ditch monitoring regarding flooding
Monitoring and enforcement work is continuing.
 - e. Persimmon -
 - i. Confirmed responsibility of ditch to West of site
Landowners' responsibility
 - ii. Resident building & materials on the east side of the woodland.
Removed and resolved
 - iii. Clearance of wind-spread building materials.
Cleared and resolved
 - iv. Responsibility of the grassed area on the corner of Reeve Way
Confirmed as management company responsibility
 - v. Path rectification on Reeve Way corner and near the old showhouse
Completed and resolved.

3. Rugby Club Fireworks Event

The Rugby Club held another successful Fireworks event. There were no significant issues reported and only two phoned complaints to the club directly which were addressed. Some social media complaints about inconsiderate estate parking which will be impossible to fully eradicate. Overall, we pass on our thanks to the club for the event and for ensuring we were involved in the planning.

Next year will pose an additional challenge with Briggs Mead opening and two potential routes in and out. The club have advised they will be planning for this and will include us in this. The point was raised by a committee member that a more robust and expansive traffic management plan should be put in place.

4. FirstPort points to raise.

All had received and read Kevin's email to Carly sent on Monday 13th January following the notification that all areas have now been adopted by FirstPort. Issues were raised as part of this, most of which are covered in the following points for FirstPort and Persimmon. The biggest issue with this decision is the lack of advance communication with the Residents Association, especially considering everything that has gone before, and the clear instruction that we wanted to be involved. No response has been received to the email but agenda points have been answered. Whether the email and its contents are acknowledged or not, all points highlighted will continue to be chased with FirstPort and Persimmon.

- a. 2023 accounts, credit and start to chase for 2024 accounts and credit.
2023 accounts and credit have been received, the credit is set on our accounts and will be deducted from the 2025 invoice. Carly has advised that she will begin to chase 2024 accounts and credit.
- b. 2025 estimates and invoices
Carly has advised they are with the billing department.
- c. Dead tree replacement 21st November.
Carly advised "*I have spoken with the arborist, and he informed me he had an issue with the trees, which made him run 3-4 weeks behind. He is on another site near next week and will be doing these at the same time. Will be 23rd Thursday or 24th Friday.*" We will follow this up if they are again not addressed on these dates.
- d. Lighting quote enquiry
After nearly a year of waiting we have a quote from Carly for post mounted, Solar charging, PIR activated, lighting. The intention was to install them along the cycle path running along the south of the development, with the potential of also adding some to Phase 1 through from Norwich Road. Cost is £2,287, but no further details have been provided. We will follow this up as our request was for a price for 6 posts and 12 posts. We will find out what has been quoted and proceed from there.
Pros and cons were addressed at the meeting. Primary downside to having them would be damage, maintenance and replacement of lights. The main benefit was an improved feeling of safety for those that feel vulnerable when walking the development in the dark.
- e. General waste bins for Jeckyll Road Park and North West corner.
Carly has said "*We can get prices for a general waste bin to be installed.*" We had requested for this to be done 4 months ago.
- f. ROSPA checks on play equipment
Carly has said "*I will chase up the ROSPA from Persimmon.*" Again, we had requested this 4 months ago and similar was said.
- g. Broken fence rails
Carly has said "*These are all in hand with CPC.*" There appears to be an issue with CPC getting sign off from FirstPort on quotations for fence rail materials. This was raised 4 months ago; it primarily is a Phase 1 issue with broken and missing fence rails around the

big park. We will continue to chase this, speaking to Jake (CPC) to find out where things stand from their point of view as FirstPort's onsite contractor.

- h. Jake – onsite full time – questions regarding this
Carly has said *“Due to the size of the development and discussions held with the grounds team, they advised that a full time member of staff is required to maintain the developments to a high standard. Please be advised this is at no extra cost to residents.”*
Further questions were asked in Kevin's email to Carly, this stated...
“As you have advised Jake from CPC is going to be onsite full time. We know that hasn't been the case so far. How is FirstPort monitoring this and how are costs being applied across the developments? What information is being communicated regarding works undertaken by Jake on a weekly basis? You've stated that if he's not on site he'll be collecting materials to complete work. But we know he has not been able to repair the fences because the material purchases have not been approved by FirstPort. So he's not going to be able to just head off to get materials is he? Why does this material's approval take so long and realistically what is the alternative to not approving it? FirstPort seems to be wasting more time and generating more costs by not letting CPC do what they need to within reason. Please explain this and all timeframes involved.”
We will continue to monitor and address these points.
- i. Additional point raised about vines/brambles hanging down from the trees in the East side of the woodland on the South part of the paths. We will raise with FirstPort and Jake (CPC).

5. South Norfolk District Council & Town Council

- a. Update on other resident associations.
Alders and Birch on the Silfield side of town have setup a resident's association. Elm Farm is close to setting theirs up. Phase 1 still has little to no interest from residents.
- b. Lagoon area Hibernaculum
South Norfolk District Council are enacting enforcement on Persimmon for Ecology issues around the site with reference to condition 25 on planning. This includes the five Hibernacula on the Lagoon that SNDC are saying do not conform to the management plan of Wild Frontiers (Persimmon's contractor) who supervised construction and had approved them. This action is being led by SNDC Ecology Officer. Additional issues include some of the tree types planted, missing vegetation types and wild flower planting for example.
Cllr David Roberts advised that he was not receiving any communication from Matthew House or James Mulhearn with regard to this. We asked Cllr Roberts what the impact of enforcement would be. It depends on the action from the other side, but could lead to court cases. The downside is that this could impact adoption of the site and therefore delay us putting resident directors in place. See Persimmon note 6c too.
- c. Property extension on Briggs Mead, potential planning issue
This is in hand with the resident. We don't believe there to be an impact on communal boundaries but this will be addressed if it does. We can consider this issue closed.
- d. Community Speed Watch event – 24th January
Speed watch event being held by the Town Council which details of were sent out in a recent email. Some residents are considering attending. We will see if there is any feedback at the next meeting.
- e. Norfolk County Council elections
The council voted to postpone May's elections. This is because the council is planning to push ahead with proposed devolution, joining Norfolk and Suffolk as one council. Process is in place to contest both the accelerated/rushed joining of the councils. Also to contest the postponing and rights of the general public to vote for who represents them during these changes.

- f. No other council points.
6. Outstanding issues awaiting Persimmon to rectify or answer. Crossed out points are complete.
 JM – Responses from James Mulhearn at Persimmon in italics sent prior to the meeting.
 RA – Resident Association

As all have been made aware, as noted on the FirstPort points above, all areas have now been adopted by FirstPort. The point was made that there are pros and cons to this ignoring the fact that we were not communicated with about it.

On the negative there are still issues to resolve, some of which have proposed resolution below, some we will need to continue to push both Persimmon and FirstPort to resolve. This has been the same situation for the last 4 years. The positive is that with FirstPort maintaining all areas we should have the ability to push them more to keep communal spaces in order. We will be getting better value for money than we have been for the last 6 years. We won't be reliant on Persimmon's sporadic and often delayed maintenance activities.

Lagoon Area

- a. Rubbish in pit/ditch at end of Barnes Close. Bin store repair Barnes Close & Briggs Mead.
 JM – *This is an ongoing issue and will be monitored and kept on top of by Firstport, they have been shown the location and are aware. The bin stores will be rectified over the next two weeks as there is a contractor finishing off the replacement of damaged timber edgings in the woodland path.*
 RA – We can't really argue that Persimmon should deal with this rather than FirstPort as it is resident children that have dragged the stuff in there and left it. We will monitor to check it is cleared.
- ~~b. Confirmed responsibility of ditch to West of site (Resolved)~~
- c. Hibernaculum – Ref SNDC
 JM – *The hibernaculum have been signed off by Wild frontier if there is still doubt on this I can ask them to look again when we are there on the 4th Feb for the bird box location meeting.*
 RA – As noted before SNDC have advised that Ecology enforcement has been put in place. James Mulhearn has advised he is not aware of anything. We are not sure if Persimmon will deny there are any problems, but we will aim to keep an update from both sides. Carly at FirstPort provided a reply to Cllr Roberts *"I was not aware of the enforcement, I will raise this with the developer and will provide you with an update as soon as one is available."*
- d. Path flooding (raising path at gate to North attenuation basin & encroachment of vegetation).
 JM – *Vegetation is being managed better now and Firstport are aware that they need to keep vegetation off the pathway to ease walking access and to help drainage.*
 Path at gate to North attenuation basin still needs attention in our opinion. Will raise this with James with the aim of getting Persimmon to rectify.
 RA – The path flooding (water pooling) near the gate of the North attenuation basin is a concern because it is deteriorating the path more quickly. Persimmon had said their contractor would be dealing with this which hasn't happened. Will raise again and pursue as this will continue to affect the path at this point.
 Regarding vegetation, as nothing is currently growing it does look better. The key to keeping on top of it is going to be regular maintenance particularly through peak growing periods. We will raise this with FirstPort at relevant points to aim to ensure that it does not deteriorate excessively.
- ~~e. Safety signage (Resolved)~~
- f. Grass cutting, strimming and general condition. Gates & fences not cleared.
 JM – *This will be managed by Firstport moving forward.*
 RA – Will raise strimming the edges of the lagoons, clearing the gates, and removing vegetation growth from the wire with FirstPort. As much as Persimmon has said they would do it, it's more important to get it maintained then continue to push this point with

Persimmon. They have already had the opportunity and history has shown the likeliness of a successful pursuit of this is low.

Jeckyll Road play area

- g. Work by CPC to rectify areas under equipment and gated entrance. Ground not raised under equipment as agreed and quoted.

JM – Firstport and CPC are happy to manage this area now, but there are a couple of items for them to finish.

RA- It appears that FirstPort and CPC have decided that raising of the ground under the equipment is not required and are happy to maintain it. Persimmon would have paid for the work if CPC had completed it as requested. The gated area was a significant issue, this has now been rectified. Recesses in the ground around and under the equipment have been filled and seeded. We have been pursuing this for 4 years so are not willing to let FirstPort and CPC be the sole deciders of this. No one at the meeting has any direct experience of using the equipment and therefore could not directly report on the ground condition under the equipment in wet conditions. We will go out to the wider membership and then act accordingly depending on what the feedback is

North West corner

- h. Play equipment, raising of the ground underneath 2 pieces of equipment.

JM – This has been done once to both bits of equipment and the parallel bars have been done twice, but these seem to get more use and the soil packs down very quickly with foot traffic, this was to be expected.

The results would have been better and longer lasting if material had been compacted by the contractor. Loose soil was placed and left which has resulted in its displacement on both occasions. Additionally, the first time it was not raised, loose soil was just put into the recessed areas and left.

Woodland Area

- i. Removal of waste materials & landowners fencing request.

JM – Now vegetation has died back we will be doing one more clearance of anything now visible. The fencing is up and Firstport are aware of the issue with walking out of the woodland onto land outside of the development boundary, we have created the Chamberlain rise access in and out of the woodland at this end of the path.

RA – An old rusted metal bar gate has been revealed in the West woodland area alongside the play equipment. The chicken wire that has been installed to the landowner's fence is serving no purpose other than a block to wildlife on the north side. As expected, people are still climbing through and the wire has been pulled away. It might as well be removed.

~~j. Resident building & materials on the east side of the woodland (Resolved)~~

- k. Path surface/condition, encroaching vegetation, missing/broken ground rails.

JM – As above vegetaion management will be with Firstport moving forward. Path condition is still good given the nature of the material. Broken ground rails will be replaced very soon.

RA – Rails are being replaced and some additional bark has been laid. Vegetation has been more successfully cleared from the path edges. Ensuring timely maintenance by FirstPort is going to be important to ensure conditions remains good alongside the paths. Hanging vines/brambles are an issue on the East woodland south path and will be raised with FirstPort.

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

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

General

- n. Site signage - requested, replacement, and missing signs, including Private drives.

JM – All signage has arrived and is in the PS compound ready for installation. I will be walking site with a contractor to agree locations of private drive signs this week, and missing

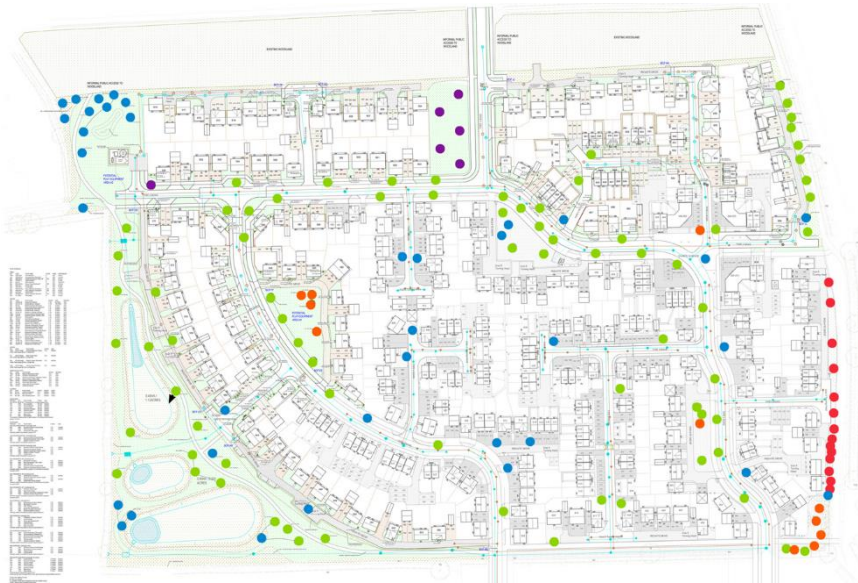
signs will be replaced where they are missing from.

RA – This is in progress and good to finally see happening.

o. Missing trees and removed trees compared to plans

JM – Firstport have their trees in hand, there are some known dead on the lagoon area which will be replaced by Persimmon over the next month. Come spring any trees not coming to life will be replaced at Persimmons cost on areas recently handed to Firstport for maintenance. I will review plans but I believe all trees to all be in place and if missing its because of death or vandalism rather than non planting.

RA – FirstPort’s response to their replacement trees has been noted above. The plan below shows our survey of the landscaping plan. Green dots are planted trees, purple are additions. Orange are dead trees which are mostly FirstPort’s responsibility. The blue dots are those missing. In the North West corner there are trees that have not been planted. As there have never been trees planted here this shows some have not been planted as they should have been. We also want a response to the red dots which are trees that should have been left and have been removed. We have been advised that where trees are removed, they should be replaced in greater numbers. SNDC Ecology will look at this as part of their enforcement action.



p. Bird boxes update.

JM – Please refer to recent emails on this.

RA – After 5 months Persimmon and their ecologists have now started to plan additional bird and bat box installations (see plan below). Residents who volunteered to possibly have a bird box installed are being contacted and have had an image of the proposed box for swifts and starlings. Persimmon and contractors are conducting a survey on the 4th Feb to establish positions on properties and communicate with the volunteers. Volunteers have the right to reject the installation if they are not happy with it.



~~q. Street lights on Briggs Mead base tidying (Resolved)~~

r. Update on Highways and Anglia Water Adoption. Sewage issues Clements Avenue.

JM – See response further down regarding full adoption of areas. The Clements Ave issue has been fully resolved to my knowledge, works were carried out to remedy and I'm not aware of any further issues.

RA – The Clements Avenue issue was a pumping truck seen in the area. Not aware of what the issue was but apparently it has been rectified.

s. Full handover update

JM – We are still aiming for a mid-late 2026 full handover of everything on site regarding roads and sewers, facilitating residents to become in control of the Management company. In regard to POS areas, a recent walk round with Firstport and their contractor has taken place with Firstport accepting handover of all POS on the estate with a caveat that Persimmons still have some works to complete and will replace any dead trees on areas recently handed over as necessary as a one off and then Firstport will manage the tress moving forward.

RA – This has moved on by another 9 months. A lot of this hinges around Anglia Water adoption and the method by which they adopt the site. The original planned linking of the pumping stations they asked to be removed as previously noted. Some feel this could cause problems at some point but ultimately it will be Anglia Waters responsibility. We will continue to ask Persimmon where things stand.

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

~~u. Clearance of wind-spread building materials. (Resolved)~~

v. Contribution towards residents' administration costs due to continued issues in 2024.

JM – TBC

RA – As previously noted we feel we deserve compensation from Persimmon for 2024 and the time they have taken to get to where we are now. We have been waiting for response from Michelle Baker since last year. We are still requesting an answer, and if a negative response we want justification of where the value for money is in the amount Phase 2 residents have paid to date.

~~w. Responsibility of the grassed area on the corner of Reeve Way (Resolved)~~

~~x. Path rectification on Reeve Way corner and near the old showhouse~~

y. Update on traffic calming, Briggs Mead and Reeve Way

JM – As discussed previously, this will be something Norfolk may look into once roads are adopted. There is a 20mph limit within site already but further physical elements like ramps are not planned at this time.

RA – Residents are monitoring traffic, and we will liaise with the council when the time comes. There are no plans for further road and speed traffic management but Highways may have some further impact when they adopt the roads. Reminder that there is a vehicle Anti-social behaviour order is in place as we have noted before, allowing police reporting of offenders.

7. Questions and any other business - Nothing additional raised.

8. 2025 meeting dates with AGM June or July. Decision was made to continue the 3-month meeting cycle from January meaning that there will be an October meeting instead of September. This will avoid the return to school period. Likewise, December meeting will move to January as it has this month.

- Tuesday 8th April 2025 at 7.30pm
- Tuesday 8th July 2025 at 7.30pm (AGM meeting)
- Tuesday 14th October 2025 at 7.30pm

All held in Wymondham Rugby Club downstairs Lion's Den function room (upstairs meeting room or bar if Lion's Den is unavailable)