

Beckets Grove Phase 2 Residents Association

Meeting Agenda

Date & Time - Tuesday 13th January 2026 at 7.30pm

Location - Wymondham Rugby Club Main Bar

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

Residents Attending

Kevin Farrow (Chairperson), Emma Peek (Joint Secretary), Barbara Draper, Delyse Reynolds, Claire Small, Gail Fordham, Philippa Black, Angela Kenny

Apologies

Sarah Tate (Vice Chairperson), Darren Tate, Eileen Parrott, Tony Parrott, John Kenny, David White, Claire Carter, FirstPort (Emma Offei)

Kevin met with Emma Offei onsite with Lewis (Tree surgeon for CPC), Jake and Adam (both CPC) on Wednesday 14th January. Details included following that meeting.

2. Review of meeting minutes from October 2025, and any points resolved or not being expanded upon in this meeting.
 - a. FirstPort - 2024 Accounts
2024 accounts have been provided which included a credit that has been added to customer accounts. This currently shows as a minus on statements for around £40 and will be taken off the 2026 estimate charge when invoiced. Removing from future agendas.
 - b. FirstPort - Covered general waste bins
General waste bins installed and in use. Removing from future agendas.
 - c. FirstPort - ROSPA checks on play equipment
ROSPA checks completed last year. Jeckyll Road play area gate requires a padlock to be added after the ground bolt is correctly fitted. Since meeting the ground bolt has been fixed but a padlock is still required. Will follow up as part of Jeckyll Road play area checks.
 - d. Persimmon - Replacement trees that have not survived the summer
Persimmon are not willing to do anything more regarding the trees. As discussed in the last meeting, we will be surveying the trees at the end of the summer 2026 to establish which trees have survived and which need to be replaced at a cost to the management company.
 - e. Persimmon - Contribution towards residents' administration costs in 2024
Removing this from Persimmon issues as no response has been received since the early part of 2024. General feeling is that there is very little chance that Persimmon will address this. Focus will be on getting the full site adopted.
 - f. Persimmon - Request for a Resident Director
As above, this point is being removed as gaining full site adoption is the main priority. Once fully adopted, a Resident Director will be put in place automatically which provides greater influence over FirstPort and what they do on site.
 - g. South Norfolk District Council & Town Council updates
Will no longer follow up with South Norfolk District Council and Town Council for regular updates, but will address any new issues with them that arise as required.

h. Woodland playhouse issue and quick resolution

As you will have seen via email this issue arose and was dealt with very quickly. The person responsible placed the playhouse with good intention but didn't realise the issues that it would cause. The Playhouse was removed soon after the issue was highlighted which is a good example how our communication can make a difference.

3. FirstPort issue points still to resolve.

a. Continued issues with FirstPort management and response

Have once again raised the issues that we have with FirstPort management, and that we do not feel that the poor level of management across the year reflects the costs. We are disappointed that issues that we raised in March are still unanswered. It is obvious that the workload applied to our property manager from other sites has an impact on this, and we have advised FirstPort that we do not expect to see an excessive increase in management fee costs within the 2026 estimates because of this.

Kevin has also created a spreadsheet detailing all the existing issues and the time elapsed between last action. A current up to date visual of this will be added at the end of these notes. The intention is to update this as work is completed and provide clarity and evidence of the timescales between actions.

Jeckyll Road play area

The works Jeckyll Road play area works were completed shortly after the last meeting. The play area remained closed for an extended period of time due to the weather and allowing the ground to compact and grass to grow. The play area opened at beginning of 2026. The main gate has been fixed is just awaiting a padlock to be fitted.

(Answered together)

- b. Woodland Tree Works including hanging vines
- c. Clements Avenue hedging
- d. Planting outside 33-55 Reeve Way
- e. Planting alongside Briggs Mead

Quotations have been provided for the woodland tree work along with quotes for hedging to be installed alongside Briggs Mead, replacement hedging on the grass triangle on Reeve Way, and for hedge cutting work alongside Clement Avenue (see table below). This is work that is not covered under the general maintenance and the woodland work includes tree safety work assessed in a survey last year. We have recently had a near miss of a resident nearly being hit by a falling tree making this work essential. Once complete, ongoing maintenance will be easier and less costly.

All prices exclude VAT	CPC	Talking Elm	Mark Walker
Ollett Close / Briggs Mead Hedge	£672.60	£1,304.95	£1,120.00
Reeve Way Replacement Hedge Plants	£469.90	£634.90	No Quote
Woodland Tree Work as per Survey	£2,750.00	£6,570.00	£12,815.00
Clement Avenue Hedge Clearance	£375.00	£1,150.00	£3,300.00
TOTAL ex Vat	£4,267.50	£9,659.85	£17,235.00

As you can clearly see there was a significant variation between the prices provided by three contractors and it was felt there was some tactical pricing involved to only get the job at a significant income.

At the site meeting on Wednesday the 14th of January this was discussed in more detail. The intention was to ensure that CPC, our existing contractor and the lower quotation who were in attendance, had taken into consideration all elements of the tree survey completed in 2025, including complete the works to the hedges on Clements Avenue and Chamberlain

Rise, removing vines that grow up the hedge and trees and drop down over the paths within the woods, and creating chipped material for path use.

CPC followed up after this meeting with a revised quote that added an additional £500+VAT to the Clements Avenue quotation to include cutting the vines at ground level, and the same on Chamberlain Rise hedges that hadn't previously been included. Confirmation was provided that the tree work would be completed as per the survey. Timber would be chipped for fallen trees, branches and those being made safe, and the chippings will be placed within the path or in piles for Jake to use throughout the woodland area. Any larger branches that cannot be chipped will be cut down to under 1.5 metres and placed in piles towards the outer edges of the woodland, creating habitat for small animals. Following the revised quote and confirming all work would be completed as expected, the costs were discussed within the Committee and it was agreed to proceed with CPC completing the work. This work will be completed before the growing season starts in April. The costs are likely to be included on the 2026 estimate charges it has been requested that these are shown as a separate item.

- f. Grit Bins
Prices still haven't been confirmed for both bins and for replacement salt which has been highlighted as a point for FirstPort to chase. Once prices have been provided we will decide if we want to get them, how many and where to place them. As previously discussed, FirstPort cannot lay the grit themselves due to insurances so this will need to be down to residents at their own risk.
- g. Tree replacement (5 trees) and other communal space trees
After the meeting on Wednesday the 14th of January, a quotation was provided from CPC for five replacement trees costing £569+VAT. This is about £400+VAT less than the previous quotation provided by Talking Elm. This was included as part of woodland work and authorised by the committee to proceed. The trees are to be placed at the back of Jekyll Road play area and one on Reeve Way grass near the Ollett Court turning.
- h. Standpipe / Summer watering
Prices have been provided for the use of a standpipe and water bags. The problem with using water bags is that they still need to be topped up and could be vandalised. The need for summer watering will be addressed at the next meeting and how best to proceed.
- i. Solar lighting quotation
We're still awaiting the requested quotation for solar lighting incorporating PIR control and ground mounted posts standing at least 1.2 metres tall. Once we have prices we will discuss whether we want to proceed and where lighting would be placed.
- j. Fencing quotations for Barnes Close pit
Still awaiting clarification and confirmation on the prices provided for fencing for Barnes close pit.
- k. Property sale charges - justification, explanation, communication & issues for new owners
No further information has been provided surrounding the property sale charges. The cost for existing property owners is £440 with a 15-business day timeframe for property packs. £650 will reduce this to a 2-business day process. Costs also apply to buyers.
We raised an issue with these charges due to the limited work required, and that freehold properties are charged the same as leasehold. No reply has been received but this is being followed up by us. Likewise, we are following up on an answer to the question of why this information isn't communicated to residents upon purchase.
- l. 2026 estimate charge sign off and agreement
The 2026 estimate charge invoices have been delayed as we have raised an issue with the quotations provided for CPC's ground maintenance work. The costs have increased over 20% on the 2025 charges and we have asked for justification of this increase. Initial response was that the increase was due to not considering newly adopted areas taken on in

April 2025. We have however got documented details stating that this had already been considered at an earlier date around 2022. There were increased charges applied to previous years which when questioned was stated that it was for areas not previously considered, including play areas and the woodland. We have also been told in several communications by FirstPort that the estimates were for all areas across the site, as prior to April 2025 they did not know when Persimmon would hand over the remainder of the communal spaces to them. We have advised Emma that we want to see a draft of the estimate charges before they are released. We have been told this will happen but if it does not, and if additional charges have been applied and not justified, we will seek an explanation. Matthew House at Persimmon who is one of our management company directors has also asked to be involved and see these estimates.

m. Lagoon strimming and fence clearance

The fences around the three lagoons have been cleared on the inside and out and half the lagoon edges have also been cleared. This clearance will alternate between each side of the lagoons on an annual basis. FirstPort and CPC have been advised to regularly maintain both sides of the fencing to prevent growth into the wire and keep the area looking tidier. This has been agreed and Jake is aware.

n. Property boundaries

Property boundary plans have been provided and distributed to the committee. We have the details for the entire site allowing us to advise on which boundaries are typically shared between neighbours and neighbour areas. Discussions were had regarding fences around communal spaces and affordable housing areas, where the same shared responsibility applies. Ultimately any fence changes should be discussed between neighbours to find resolution for any issues. If a fence is replaced by a property owner, they can make a case for the fence and the property boundary to be noted as their responsibility on Land Registry deeds. This change is also advised to be done with neighbour consent. More details about boundaries can be found here <https://hmlandregistry.blog.gov.uk/2018/02/27/drawing-the-line-on-boundaries/>.

o. My Home Portal, charges for non-adoption by all properties

As detailed in the last minutes this is a charge being added to management fees for non-use of the My Home Portal system. Once 2026 estimates are received, we will see if and how this charge has been applied. The unfair nature was rediscussed but as FirstPort still provide the facility and are charging the site as a whole, there isn't a case for it being discriminatory.

p. Replacement fencing timber staining

A resident raised an issue with the colour of the stain used for replacement fence rails. We had previously requested that a dark oak stain was used which has been communicated once again and confirmed. The dark oak stain will still stand out but less so than the redder and yellow stains previously used. The resident had asked if a stain that matched the weathered fence could be used but this is not possible due to the varied weathering and availability of colours. The question was also raised about the staining all of the fences to match. This would be a significant amount of work and add large additional costs to the management fees. It was deemed unnecessary by all at the meeting.

4. Persimmon points to update

James Mulhearn has left Persimmon and we have been advised that Matthew House will be dealing with the remainder of the adoption.

a. Site signage - Reeve Way/Briggs Mead clarification & Albini/Carpenters addition

Request for review of these signs has been repeated to Matthew House before the meeting and we are waiting for a response.

b. Update on Anglia Water, Highways Adoption & Full handover

The last update was provided by Persimmon back in August when we were advised that Persimmon technical was working with Anglia Water engineers to review the design of the pumping stations. An update was requested in October and before this meeting but no response has been provided. We are considering engaging our local MP Ben Goldsborough to see if he can get a response about the Anglian Water adoption of the site. As previously noted, this needs to be adopted before highways will adopt the roads and both of these need to take place before we can get the communal areas passed to us by Land Registry. It was discussed that highways are likely to need to conduct another inspection for the roads and pavements when sewers and drains have been adopted.

c. Removal of brick services structure

The brick service structure needs to be removed from beside Briggs Mead before the hedge intended for that area is installed. Matthew House has responded and is awaiting a date from the contractor completing the work. We have emphasised the need for this to be done before the planting window for the hedge passes and we will continue to follow up.

d. Sewers questions raised by resident

A resident raised issues with concern of the sewers flooding following a storm and particularly because the tankers were on site again. See the questions below and responses from Matthew House (MH) provided for your information.

1) Whilst being a named storm at the weekend there were no local flood warnings to our area (remained mainly West). Regardless, this was the first rains of the year I am worried for the whole winter period when the water table fills up. This method of protecting our homes is not sustainable. Where do we go from here?

MH: The system has been designed to the required standards and approved by the LLFA. Further to this we have completed a full review of the system including CCTV survey to ensure the system had been installed to the design. This did highlight issues, which have now been rectified by our groundworks, we understand the system is now working correctly.

2) Lack of maintenance of lagoons. They really seem rather useless and do not drain any surge water in bad weather (even when they were actually maintained) Do works need to be carried out on these?

MH: The lagoons are not designed to drain any surge water as the development is within an area of cohesive soils i.e. clay which does not drain, this is typical. These lagoons are design as attenuation lagoons and thus are design to hold water during a storm event, so that the local ditch network is not overwhelmed. Thus, if the lagoon is holding as the water is being held and the ditch network didn't flood then the system is working as designed.

3) Prospect of bigger expansions to the estate in the future on an already failing sewage system...

MH: When the any future scheme comes forward, the system capacity will be review for its suitability. This is always a key factor for any scheme coming forward and will require approval by the relevant authorities before any connection is made.

4) This is my main concern: Whilst the sewage system remains under Persimmon, the tankers will keep coming. However once handed over to Anglia Water with their poor reputation I have grave doubts that in emergencies (when the rest of Norfolk requires their emergency services) they will have the same resource to come and help negate potential property sewage floods in the event of adverse weather. This NEEDS to be addressed by Persimmon before handover.

MH: Although tankers were in attendance at Becketts, this was due to another pumping station emergency in the area (Oakwood Park), in which the pumps had been overwhelmed and burn out, we need a local discharge point in which to place the foul water from this development. This issue at Oakwood is now in hand and we don't foresee this happening again anytime soon.

5. Phase 1 Residents Association update

We have not received a further update about the Phase One resident's association. We have done everything that we can to allow them to make a start for themselves, but the responsibility now sits with them. We will continue to support however we can.

6. Planning application for the land North of Elm Farm

The Application 2025/2176 was considered at the meeting of the Development Management Committee on 20 January 2026 for 110 Saffron Houses. The meeting was held in the Council Chamber and objectors wishing to speak were invited. The planning application was given approval at this meeting. No contractor has been appointed yet as far as we know, the planning portal hasn't been updated and no dates are currently set for work to start.

7. Bus Stop crossing petition

Thanks once again were passed to Angela for her work on getting a petition together for bus stop improvements at the end of Albin Way. Council parties at all levels and above agree that it needs to be addressed however it is the responsibility of highways to allocate funds to do this type of work. Unfortunately, due to estimated costs it's not something that they're currently looking to do. At the meeting there was some consideration that it might be something that could be included with the application for planning for the further 110 houses. As noted above, since the meeting this planning has now been passed, and we are not aware of any requirement for a bus stop upgrade or crossing installation. We will continue to support Angela and others with the push to improve safety at this bus stop, but the ultimate decision appears to be in the hands of Highways.

8. Rugby Club Fireworks

The consensus was that the Rugby Club fireworks was another success this year. Once again there were some issues with parking on the development but the main route in and out was kept as clear as possible, meaning vehicle movement was not restricted. Unfortunately, some people still attended without paying for parking, meaning they were then directed away from the club entrance to ultimately park on the development. The point of placing more cones was raised but even if the whole of Phase 2 was coned, it would move the parking issue to an area without cones. The main reason for cones to be placed is to help prevent parking on the main routes in and out. The attitude, consideration and awareness of some people visiting the event is the problem which unfortunately no one can resolve. General consensus is that the Rugby Club are doing as much as can be done, however any sensible recommendations will be considered.

There were some issues raised on social media, some just seemed to be unwilling to see the event as a positive in any way, but the club only received a couple of direct complaints, again mainly about parking and attitude of visitors. There were also some complaints about the large signs at the entrance to Albin Way advising entrance off the roundabout, but on review the issue was exaggerated in our opinion. As previously stated, the Rugby club is very happy to be directly approached about any issues due to events they hold.

9. Property deeds amendment potential

A resident household is in the process of amending their property deeds so that any potential debt to the management company is seen as a general debt and not something that can be taken against existing mortgages. This detail within the deeds is causing some mortgage companies to request indemnity insurance to protect the mortgage from being claimed against if management charges are not paid. Once this resident has completed the process, we will make the information accessible to all members in case they too wish to follow the process and change their deeds.

10. Any other Business

Following the meeting on Wednesday the 14th of January, Emma at FirstPort advised that a health and safety risk assessment wanted life buoys installed at the lagoons. This has been investigated before with advice that they were not required due to the limited depth of the water retained in the basins. This information has been passed back, along with a request of whether the assessment for

the need of life buoys was made with measurements of water depth, or just because of the deepwater signage installed as a deterrent. Life buoys are needed when there is a danger of someone falling into water and being unable to freely stand. This is not the case with these lagoons.

11. Next meeting date

This will be Tuesday 14th April 2026. Meetings will be held in one of the four locations at Wymondham Rugby Club. Downstairs Mane Study or Lions' Den Function Room, or upstairs Red Lion Meeting Room or Main Bar. Ask at the upstairs bar on the day if you are unsure where we are. Following dates will be Tuesday 14th July 2026 (AGM) and Tuesday 13th October 2026.

First/Port Issues to Resolve	Last Action	Required Action	Date of Last Action	Number of days Since Last Action	Date First Raised	Previous Action	Number of days Between	Previous Actions & Required Actions
Jackyil Road play area	1. Reopening of park area 2. Confirmation that costs have been applied to Peatimmon 3. Ground bolt now goes into the ground	Petlock needed on ground bolt	12/01/2026	19	Oct-20	14/11/2025	59	Work completed and J2J17 grass allowed to grow for three weeks. Three weeks over on last action date
2024 Accounting	Issues verified and accounts issued with credit applied to resident accounts.	None - Complete	21/11/2025		Jan-25			
Woodland and tree work including hanging vines and paths	Authorisation given from committee to proceed with CPQQuotation of £2,700 +Vat	Work to be completed as discussed and detailed in emails ASAP	26/01/2026	5	Apr-25	17/12/2025	40	Survey undertaken in May and quote provided (Taking Erms). Survey and quotes provided to PA in August. Quote included Elm Farm and potentially Phase 1 Trees, no price comparison or explanation provided
Clements Avenue & Chamberlain Rise hedging	Expanded to include all of Southern hedge line to the woodland. Authorisation given from committee to proceed with CPQQuotation of £875 +Vat	Work to be completed as discussed and detailed in emails ASAP	26/01/2026	5	Feb-25	17/12/2025	40	Quotation provided from single contractor (Taking Erms) for £1,150 +VAT Quote comparisons or justification requested
Planting outside 33-55 Reeve Way	Authorisation given from committee to proceed with CPQQuotation of £2489.90 +Vat	Work to be completed before end of March	26/01/2026	5	Jul-25	17/12/2025	40	Three quotations provided Quotation provided from single contractor (Taking Erms) for £534.90 +VAT Quote comparisons or justification requested
Planting alongside Biggles Meadow	Authorisation given from committee to proceed with CPQQuotation of £672.80 +Vat	1. Peatimmon need to arrange removal of brick service structure 2. Work to be completed before end of March	26/01/2026	5	Mar-25	17/12/2025	40	Two quotations provided Quotation provided from single contractor (Taking Erms) for £1304.95 +VAT Quote comparisons or justification requested
Grit Bins	Two prices provided I. £975 - supply and install 2 x 200L grit bins and 20 bags of grit II. £528 - supply and install 2 grit bins with grit	Awaiting confirmation on the size of the lower coating bin and have also asked for pricing for the bins to be topped up.	09/08/2025	179	Feb-25			
Tree replacement	Quotation provided by CPC. Cost for 5 trees to be replaced £569 +Vat, authorisation given from committee to proceed.	Trees to be planted before end of March	26/01/2026	5	Mar-24	09/08/2025	174	Quotation provided from single contractor for supply and installation of 6 trees when 5 are needed
Solar lighting quotation	Quotation provided for lights that we did not believe would be fit for purpose and did not include PIR.	We have asked for a price for square black aluminium posts, 1.8m long to be dug in 0.6m into the ground with face mounted solar light with PIR. A PIR (Passive Infrared) means the light will go off and save the battery power rather than always being on. Quantity of 6 and 12	12/06/2025	233	Feb-24			
Fencing quotations for Barnes Close Pt	Discussion at meeting. A number of fencing quotation have been provided. Jake had provided a quote of £237.76	Discussion with Jake by Emma to check price. Unless a significant change installation expected for this cost. £237.76.	14/10/2025	109	Dec-24			
Property sale changes	Discussion at meeting. Justification for charges applied on property sale. As most properties are freehold the majority of documents forming the so called management pack are not needed. The remainder are openly accessible. So why does it cost £440 and take 15days to progress.	1. Answers and justification to be provided for the £440.00 charged and 15 days taken to assemble existing documentation. 2. We also want to know when all residents were advised of this process and charge.	14/10/2025	109	Mar-25			
ROSPA checks on play equipment	Ground bolt now goes into the ground on silver gate	Petlock needed on ground bolt	12/01/2026	19	Jun-25	14/10/2025	90	Discussion at meeting addressed completed work. Silver gate on the roadside entrance to Jackyil Road park needs to be addressed.
2025 Accounts/ Estimates	CPC have provided a quote for 2026 at £30,985 inc Vat, a 22.2% increase on 2026 which we are asking to be justified alongside 2025 charges. Suggested that 2025 estimate was not for whole site but it was.	1. Justification of increased charges. 2. Monthly total for Ground Maintenance charges through 2025 3. The 2026 estate charge estimate once reviewed by Matthew House	17/12/2025	45	Nov-25	07/11/2025	40	
Lagoon stimming	Stimming work completed as requested	None - Complete	19/12/2025		Oct-25	01/12/2025	18	Jake messaged to advise of requests made in October meeting for perimeter stimming and maintenance throughout the year. Completion of stimming work as requested
Brick Services Structure	Peatimmon advised contractor being contacted, we have advised we need to plant hedging early March	Removal of the brick services structure on Biggles Meadow by Peatimmon	12/01/2026	19	Oct-25	14/10/2025	90	Requested that Peatimmon is contacted about the removal of the brick services structure on Biggles Meadow arrange its removal
Replacement Fence Staining	First/Port contacted by resident about colour, have advised to stain replacement rails in Dark Oak stain. Question of staining all fences to be discussed at meeting.	1. Replaced rails to be stained in Dark Oak stain 2. Staining all fencing to be discussed at meeting	17/12/2025	45	Dec-25			