

**Dargavel Village Residents Meeting Agenda**

- 1. Welcome and Registration (18:30)**
  
- 2. A look ahead to 2015 (What we know from BAE)**
  
- 3. Parcel Handover Progress and Procedure**
  
- 4. Service Charge Discussion**
  
- 5. A.O.C.B**
  
- 6. Factor Exits**
  
- 7. Discussion with Committee & Owners**
  
- 8. Meeting Closes**

## **Notes:**

### **1. Registration & Welcome**

As we have asked owners to reserve seats in line with the limited capacity we will ask owners to sign-in.

If you have not had an email to confirm your attendance then we won't be able to accommodate you on this occasion so we ask that you do not attend. If you want to attend a future meeting then please let us know and we can ensure another meeting is called in the near future.

### **2. A look ahead to 2015 (BAE)**

We are now (23/02/15) in possession of an updated schedule and plan from BAE which gives estimates on what will be completed within the common estate, and when. It is important to note this is still an estimate and is potentially subject to change.

BAE note in the email accompanying these documents that handover of additional areas will be intimated in the next two weeks – though not what extent. As a reminder, an explanation of the handover procedure is noted in the useful documents tab.

The information provided by BAE is posted on RMG Living for you to access; these are titled Estate Handover Schedule and Estate Handover Plan.

Below is the remaining information that we have been provided by BAE:

#### **Slateford Road (Northern Access Road) & Barrangary Road (Southern Access Road)**

In terms of the NAR, the Council saw this road as a country road and therefore lighting was not required. The lighting begins as agreed at the first traffic calming measure close to the Taylor Wimpey development. The first section of the NAR from the A8 to the first traffic calming measure will shortly be adopted.

We have a project manager dedicated to dealing with the adoption of both roads and we aim to have all of these roads adopted as soon as possible.

Salting of the NAR & SAR takes place in line with Renfrewshire Council's protocol as detailed on their website. When the road is adopted the Council will take on this role.

#### **Birch Road/Main Link Road/H5 Link**

This is the road which runs from Rossland Crescent to Bishopton train station. This is a private road albeit it is required to be open to allow emergency vehicle access to Sachelcourt Avenue. We note the residents' concerns. In the past two years we have resurfaced two large sections of the road and continue to monitor for potholes. This is quite difficult in the sense that when there are potholes, people drive slowly. Several residents have noted that speeds have increased with better surface conditions.

We plan to improve Birch Road in the coming two years and will be beginning to look at what these works could entail. In the meantime we will continue to monitor potholes and will look into the

possibility of installing signage which will make car users & pedestrians more aware that this is a shared surface.

The other point to note is that by Q1 2016 we will be aiming to complete the link between the NAR & the SAR. This will provide a better route for pedestrians through Dargavel Village.

For info we are also working on the creation of a pedestrian path from the station car park to plot H5 (The TW development in the south of Dargavel). We refer to this as H5 Link or the first phase of the Core Path Link and it is our intention that this will be open by summer 2015.

## **Section 75**

This is a matter of public record and can be viewed on the Renfrewshire Council website. The s75 details the triggers for the major items such as the school. We have no plans to bring forward development of the school.

## **Health Centre**

I attended the Bishopton Community Liaison Group on Monday 9<sup>th</sup> February. At this meeting the Greater Glasgow and Clyde Health Board attended and confirmed that Bishopton is not in the top ten when it comes to priorities for new health centres. This view appeared to be supported by Dr Downie from Bishopton Health Centre who believed that while the existing facility may reach capacity in the future, this is not the case at present. It remains the position that we would like to see a health centre in the village but this will need the support of the health board.

## **Communications**

At the CLG a number of those present expressed a desire for more communication from BAE Systems. In this regard I note that our website has not been working. I will have the website updated shortly with the aim of providing more up-to-date information where this is possible.

With regards the next areas to be progressed, Persimmon has started to work on Parcel E4 which we understand will be 103 houses and 30 Flats.

We also understand that Persimmon and Taylor Wimpey are both at an advanced stage of talks to buy a 3<sup>rd</sup> parcel each from BAE which augers well for the development.

### **3. Parcel Handover Progress and Procedure**

It is important that owners understand the reason we are highlighting the handover of common land procedure.

Within the Deed of Conditions, the developer has the right to hand over common land without consultation to you as an owner, despite the fact that means costs for maintenance, paid for by you, are starting to be incurred..

We, as your agent, don't believe it is acceptable to simply accept that land and, as such, we have met with BAE to reach agreement on an acceptable procedure which allows us the opportunity both to consult with specialists on the standard of the proposed common property, and to seek to collate (and subsequently remedy) any concerns you have.

We hope the procedure laid out is simple to follow and resolves any worries you may have about the common land.

Residents who stay in the Persimmon / Charles Church Parcel H2 will already be aware that their parcel has now been proposed for adoption. This means that the developer has completed the common parts and we are now asked to accept these on your behalf.

Before we can do that, we are seeking advice from you as a homeowner on any concerns that you have, so we would ask you to familiarise yourself with the plan posted on RMG Living (Parcel H2 only) and the document relating to handover of common land; then contact us with anything you want to discuss.

Taylor Wimpey remain intent on phasing the handing over of parts of the parcel for maintenance though have not given any indication of when they will be looking to make that proposal.

CALA have given no recent indication of how the parcel will be handed over, or of timeframes.

#### **4. Service Charge Discussion**

The service charges, what happens with your money, and how this will be accounted, is covered to an extent within the FAQ document on RMG Living.

The residents association formed recently has sought to further explore this matter, most notably the estate charges being held in reserve that are not used in this current year.

In light of this it is important to reiterate our stance on the service charge and reserves. There is no benefit to us to have too much of your money – with this in mind, we remind owners that the costs issued to you were that agreed with the developers, based on the information available at that time.

From this point on, we continue to need to issue service charges based on the Deed requirement to keep the service charges the same for a 5 year period.

Within this 5 year period many things will change, the updated schedule and plan provided by BAE today shows that.

Working with your committee we will seek to ensure that the amount held in reserve is an accurate reflection of the needs and risks of the development.

In order to achieve this, an assessment will occur prior to the year end using the information we have from BAE at that time, which will review the amount needed to be held in reserve and see if anything can be returned at reconciliation. It would make no sense to pre-judge this even based on the information received today as reconciliation is around a year away.