Dargavel Residents Association Committee Meeting Notes
21st November 2018

Name	Parcel Developer	Parcel Number	
David Ross	Charles Church / Persimmon (North)	H2	□
Stephen Sutherland	Charles Church / Persimmon (North)	H2	□
Scott McQuade	Charles Church / Persimmon (North)	H2	Apologies
Alan Brown	Taylor Wimpey (North	H3	□
Sarah Hamill	Taylor Wimpey (North	H3	Apologies
Keith Ruxton	Taylor Wimpey (North	H3	□
Alan Hoyle	Stewart Milne	H4b	□
Simone Price	Stewart Milne	H4b	□
Elaine Millar	Stewart Milne	H4b	Resigned
Sarah Quibell	Persimmon (South)	E4	□
Leon Firth	Persimmon (South)	E4	□
Sarah McKyne	Persimmon (South)	E4	□
David McGhee	Taylor Wimpey (South)	H5	□
Mike Pelosi	Taylor Wimpey (South)	H5	□
Gary McCann	Taylor Wimpey (South)	H5	Apologies
Ross McCreight	Cala	H6	□
Graham Henderson	Cala	H6	□
Willie Blackburn	Cala	H6	□
Gordon Howie	RMG		□
Police Scotland			x

For any potential H&S issues	**24 hr Help Line numbers.**	• **RMG 0345 002 4444** • **BAE 0800 130 3302**

	Action
Item 1 - Introductions Attendance as above	
Item 2. Police Scotland (PS) Update No attendance from Police Scotland: Alan Brown shared info from recent BCC meeting: • 1 x bicycle theft from property • 1 x vandalism	Note
Item 3. Previous Minutes: • All points contained within either the BAE or RMG tracker sheets	Note
Item 4. RMG • **Properties currently registered with RMG**: approaching 1000 • **Replacement Parcel Rep** – Parcel H4B requires new rep due to resignation – RMG to advise on process to conduct nominations & elections • **Winter Gritting:** Clarity was obtained on the issue of Taylor Wimpey parcel site grit bins	Note RMG

being removed by the TW organisation themselves: RMG seeking return and continued support from TW. RMG still reviewing most economical methods to ensure gritting carried out across the Village roads	RMG
• **Grounds maintenance specification:** RMG still working with BAE to get this finalised	RMG
• **Tree Survey**: RMG will arrange a for survey to be carried out on a regular basis	RMG
• **Pathways:** RMG confirmed that the poor drainage in localised areas of the Strawberry Hill paths are being reviewed. The maintenance of the tar portion of the pathway adjacent to 'Mouse Tunnel' next to the large electrical substation is the responsibility of the utilities company	Note
• **Playpark Handover**: BAE has assured RMG that a new ROSPA inspection has been carried out – RMG to conclude this long running issue as a matter of urgency.	RMG
• **Additional Play Park in South side of Village:**	
o RMG to obtain estimated additional Factors Fee for the Parcels adjacent to potential park	RMG
o H5 & E4 Parcel reps to meet and finalise intentions as a group and advise at next meeting on whether to contact BAE directly to open discussions on possibility of their sponsorship of potential park	Reps
• **Christmas Tree**: RMG supplied tree to be located on the central Stewart Milne grassed area furthers from the show houses.	RMG
• **RMG Newsletter**: Winter edition issued on 21st November	Note
• **Drop In sessions**: two sessions held to date – more to follow on monthly basis into early 2019	
• **2019 Billing** – RMG aiming to have issued to residents by 1st week December – RMG to advise RA Committee on the numbers of properties used in the 2019 billing calculations to ensure agreement of billing ratios is established.	RMG
• **Cala H6 Parcel vs Estate charges**: RMG still to conclude this long running issue to the satisfaction of the RA Committee	RMG
Item 5. BAE Update	
• see separate "BAE & Dargavel RA Discussion Points" tracker updated 13th November by BAE	Note
Item 6. RA Business	
• **RA Website membership:** 495 residents as of November Meeting	Note
• **Speeding / Parking:** Continued concern regarding repeated poor behaviours in a few regular areas of the Village - Range of activities discussed ranging from petition to Council / direct approach to Residents for their poor parking / Video examples to "name & shame" / face to face meetings with Developers to be carried out prior to next meeting in March 2019	Note
• **Parcel Sub-Committee Communications**: **Generic Newsletter:** sample circulated for respective Parcels to agree / modify as required – target 7th December – upgrades have been put in place within the existing Dargavel.net website for the Central and respective Parcels to have their own access points so important that Newsletters go out asap.	Note
• **Use of Twitter / Facebook / Mailing**: to be agreed at each respective Parcel to obtain consensus on most economical / lowest burden method to get accurate Voting records on important Parcel decisions that may be required in the future.	Note

• **Section 75** Revisions: general discussion on progress – confirm any progress with Chris Gledhill	SH
Item 7. AOB Covered in above sections	

Next Meeting:
• Following meetings scheduled for
  • 28th March 2019
  • 27th June 2019
	Note

Compiled by: G. Henderson

	BAE & Dargavel Residents Association Discussion Points		
	Residents Association Discussion Points	**BAE meeting 29th August 2018**	**BAE update 13/11/2018**
1	M8 Junction	Water & Power diversions commence Oct 19. Setlement of ground stabilising. Open cut across M8 to facilitate ducting prov. Nov 19. Programmed completion Q1 2020.	Water diversions have commenced. No further update at present
2	Learning Resource Centre	Detailed planning to be submitted at the end of September 19 as part of the primary school.	Planning application submitted 21/09/18
3	School	Size - 420 pupils with BAE making contribution to Renfrewshire Council towards secondary school - likely extension to Park Mains High School. Start construction 2020 - planned completion 2021.	Planning application submitted 21/09/18
4	Health Centre	Negotiation progressing well with BAE, Renfrewshire Council and Health Board.	Further meeting with David Leese/NHS GGC took place 22/10/18. BAES working with RC and Health Board to establish financial model.
6	Birch Road – completion of landscaping at Rossland Crescent end	Rossland Crescent end - works to be completed Sept/Oct 19. Walkover to be undertaken between BAE and RMG to review any outstanding works. The verge between Birch Road and the rear of the Persimmon development (H?) cannot be completed until the housing is complete.	Works have commenced on Western edge of Birch Road with works to follow close to former monitoring station.
8	NE Walkway – 'Meadow mix' discussion	RMG and BAE to review original handover agreement and confirm any outstanding works.	BAES have discussed with RMG and subject to comments from RMG will provide additional meadow mix together with a maintenance schedule.
9	Playparks – quality of equipment and specification of groundworks	BAE organising another H&S Certification as the original one has lapsed before RMG take over.	BAES have asked ROSPA to re-quote for new inspection of play park as it is over a year since last inspection. We also have a quote to carry out remedial works to play parks prior to handover to RMG. BAES and RMG liaising to get handover agreed prior to Christmas 2018.
10	Network Rail fence	Regular walkovers being undertaken. Still pushing for agreement with Network Rail on liability going forward.	Ongoing
12	Gritting	To be picked up by parcel reps and agreed on a parcel by parcel basis if residents want to instruct RMG to procure.	Gritting has commenced again. Please note Renfrewshire Council are now responsible for Slateford Road between the A8 and Newton Road Path
15	Completion date for Sainsbury store	Finalising legal requirements. Planned completion/opening Spring 2019.	Planning and liquor licence granted. Opening likely to be August 2019 as developer does not wish to commence ground works operations over Christmas holiday period

16	Planned Woodland Park Pathway	BAE have now received planning permission for the pathway. Commence construction of pathway Oct/Nov 2018.	We are finalising the specification and will be on site in December 2018 to commence these works
17	Memorial to commemorate historical significance of the Georgetown and Bishopton munitions factories		The memorial is located on Craigton Hill at the top of Craigton Park and was handed over to the community on 7th November 2018 in time for the community event on 11 November 2018.
18	Handover of open space to Factor		1/2 of Village Square 1B (West of Craigton Dr towards fire ponds), Village Sq 2 (South of plot H1, Persimmon), Strawberry lane (lane from station alongside railway to Craigton Hill have been handed over to RMG. Works are being undertaken on Craigton Hill/Park as agreed with RMG prior to handover. BAES have taken back Village Sq 1A (At Stewart Milne show home) to facilitate construction works for Stewart Milne on plot H29. This square will be reinstated and offered up to RMG once Stewart Milne have completed construction

Dargavel Village
BISHOPTON

RMG SCOTLAND - DARGAVEL VILLAGE ESTATE TRACKER

NO.	DATE	ITEM	INTIALS / ACTION	REQUEST / SOURCE	COMMENTS	STATUS	LAST UPDATED
1	02.09.18	DEBT RECOVERY UPDATE	GH / EB	COMMITTEE		IN PROGRESS	13.11.18
2	05.04.18	COMMON CHARGES DEBT	GH / EB	COMMITTEE		IN PROGRESS	13.11.18
3	12.11.18	PARCEL REPRESENTATIVES - PLAN FOR WHAT ROLE WILL BE GOING FORWARD	ALL PARCEL REPRESENTATIVES	GH	GH WOULD LIKE TO CONFIRM HOW EACH PARCELS REPS PLAN TO PROCEED. CONFIRM WHAT IS REQUIRED FROM GH	IN PROGRESS	13.11.18
4	05.04.18	PLAYPARKS HANDOVER	GH	COMMITTEE	GH MET WITH AM AT BAE OFFICES ON 09.11.18 HIGHLIGHTED NEED FOR MAINTENANCE AT NEWTON ROAD PLAYPARK. HIGHLIGHTED SMALL AMOUNT OF REMEDIAL WORKS TO BE CARRIED OUT PREVIOUSLY TO ALLOW FOR HAND OVER. ENQUIRED ABOUT PLAY PARK REPORT. AM TO UPDATE ASAP SMALLER PLAY PARK ON BIRCH ROAD / ROSSLAND WOODS SAME ISSUE - NEED PLAY PARK REPORT. ROOT 1 CARYING OUT OCCASIONAL MAINTENANCE WORKS HERE TO KEEP TIDY AS FAVOUR FOR GH	IN PROGRESS	10.11.18
5	05.04.18	NORTH EAST LINK PATH (NEWTON ROAD)	GH	GH	GH ADVISED BY SM OF BAE THAT RMG SHOULD BE GRITTING NEWTON ROAD PATH AND STAIRWELLS TO H3 PARCEL AS HANDED OVER. GH HAS MADE ARANGEMENTS TO HAVE THIS DONE ON A TRIAL BASIS WITH CONTRACTOR AFP. AFP ARE CONTRACTOR THAT ARE BASED ON SITE ADJACENT TO BAE. TRIAL SERVICE 2PIGGY BACKING" BAE CALL OUTS (1 DEGREE OR BELOW) GH BEING PROVIDED UPDATES OF CALL OUTS BY BAE. RED BARRIERS NOT BEEN UPLIFTED TO DATE.	IN PROGRESS	24.10.18
6	05.04.18	WINTER GRITTING / WINTER SERVICES	GH	COMMITTEE	GH HAS INGATHERED ESTIMATES FROM BAE TO PROVIDE ROAD GRITTING SERVICE FOR EACH OF THE PARCELS AND MADE ENQUIRIES ABOUT REPLENISHING GRIT BINS ON SITE. COSTS TO BE PROVIDED TO PARCEL REPRESENTATIVES TO REVIEW AND POSSIBLY BALLOT OPPINION AMONGST HOMEOWNERS IN RESPECTIVE PARCELS.	IN PROGRESS	25.10.18
7	13.11.18	GRIT BINS IN PAREL H3 TAYLOR WIMPEY	GH	GH	DURING ROUTINE INSPECTIONS GH OBSERVED THAT GRIT BINS IN H3 HAVE BEEN REMOVED. GH CONTACTED TW WHO CONFIRMED THAT THEY REMOVED AND WILL NO LONGER PROVIDE SALT FOR USE WITHIN THE DEVELOPMENT. GH HA INGATHERED COSTS TO SUPPLY BINS / PROVIDE SALT IF REQUIRED AT OWNERS REQUEST.	IN PROGRESS	14.11.18
8	09.11.18	PROGRESS WITH HAND OVER OF ESTATE AREAS	GH	GH / COMMITTEE	GH HAS CONTINUED TO MEET AND COMMUNICATE WITH AM FROM BAE IN ORDER TO PREPARE FOR HAND OVER OF VARIOUS ESTATE AREAS. CONDITIONAL HANDOVERS HAVE NOW BEEN AGREED ON FOR VSQ1A / VSQ1B / VSQ2 / STRAWBERRY LANE / H5 LINK AND CRAIGTON PARK LINK. CRAIGTON PARK (MOUND) HAND OVER HAS BEEN DELAYED DUE TO INSTALATION OF MEMORIAL FEATURE. GH AND AM INSPECTED MEMORIAL 09.11.18 GH HIGHLIGHTED A CONCERN WITH DRAINAGE AND HAS NOT TAKEN HANDOVER TO DATE AS A RESULT	ONGOING	12.11.18

9	04.11.18	VILLAGE SQUARE 1 A (FRONT OF STEWART MILNE SALES OFFICE)	GH	GH / BAE	AS OF 04.11.18 BAE ADVISED THAT WITH "IMMEDIATE EFFECT" THEY WOULD BE TAKING BACK MAINTENANCE OF VSQ1A. THIS IS DUE TO NEXT PHASE OF STEWART MILNE DEVELOPMENT COMMENCING HERE. PATHWAYS NOW CLOSED OFF / PEDESTRIANS RE-DIRECTED. GH HAS RAISED CONCERNS REGARDING GRASS MEADOW HERE. (NEEDS STRIMMED AND CLEARED AS PART OF ROUTINE WORKS, WHICH WAS DUE OCTOBER) BAE UNABLE TO CONFIRM IF / WHEN THEY PLAN TO STRIM. GH ADVISED AM HE WILL LOOK TO HAVE WORKS CARRIED OUT . PRIOR NOTICE TO BE GIVEN TO BAE IF WORKS TO BE INSTRUCTED UPON REVIEW WITH COMMITEE.	ONGOING	10.11.18
10	05.04.18	CONFIRMATION OF CONTINUED MEETINGS WITH BAE SYSTEMS	GH / EB	COMMITTEE	GH HAS CONTINUED TO MEET AND COMMUNICATE WITH BAE. FOLLOWING FEEDBACK FROM COMMITTEE AT LAST MEETING GH MADE ENQUIIRES WITH BAE REGARDING BIRCH ROAD / ROSSLAND WOOD AREA. COMMITTEE HAD ADVISED BAE HAD STATED A WLK ROUND WITH GH WAS STILL OUTSTANDING (GH HAD STATED AREA HAD BEEN INSPECTED PREVIOUSLY WITH SM. AM ADVISED THERE WAS NO NEED FOR FURTHER WALKROUND. GH HIGHLIGHTED TOP DRESSING AND OVERSEEDING WORKS STILL OUTSTANDING. AM ADVISED SHE UNDERSTOOD WORKS WOULD BE CARRIED OUT HERE IN NEAR FUTURE. AM TO UPDATE GH	ONGOING	09.11.18
11	05.04.18	RMG SCOTLAND DARGAVEL VILLAGE NEWSLETTER	GH	RMG SCOTLAND	AS HANDOVER OF AREAS ARE NOW PROGRESSING, GH HAS BEEN COMPILING DRAFT WINTER NEWSLETTER. FINAL CONTENT TO BE REVIEWED WITH EB THEN ISSUED VIA RMG LIVING AND LETTER DROP AS REQUIRED.	ONGOING	14.11.18
12	05.04.18	RMG SCOTLAND DARGAVEL VILLAGE DROP IN SURGERY	GH	RMG SCOTLAND	GH HELD FIRST OF THE TRIAL DROP-IN SURGERY'S ON 22.10.18 AT LOIMERS BAR & RESTAURANT FROM 3PM - 5PM. TIME SLOT SUGGESTED BY VENUE AS CO-INCIDES WITH SCHOOLS COMING OUT SO FELT LOTS OF OWNERS MAY BE IN AREA AT THIS TIME. INITIAL RESPONSE POSITIVE. 7 OWNERS IN ATTENDANCE BUT MULTIPLE ISSUES DISCUSSED SO ALMOST ALL OF TIME SLOTS UTILISED. VENUE HAS WI-FI, ARE HAPPY TO SUPPORT FUTURE DROP-INS AND HAVE ADVERTISED ON THIER FACE BOOK PAGE. SECOND DROP-IN BOOKED FOR 19.11.18	ONGOING	12.11.18
14	05.04.18	NE (NEWTON ROAD)WALKWAY LANDSCAPING	GH	GH	GH HAS WORKED WITH CONTRACTORS TO ENSURE MAINTENANCE SCHEDULE IS BEING FOLLOWED. SEMI-ROUGH GRASS AREAS HAVE BEEN STRIMMED AND LEARED. VERGES HAVE BEEN STRIMMED AND CLEARED AND VEGETATION CONTROL (HERBICIDE APPLICATION) HAS BEEN CARRIED OUT ALONG FOOT OF HEDGEROWS. HEDGEROW TRIMMING AND SHAPING SCHEDULED NOV - DEC	ONGOING	01.11.18
15	10.10.18	NE (NEWTON ROAD) WALKWAY TREES	GH	GH	A LARGE LIMB FELL AS A RESULT OF STORM DAMAGE, OAK - MILLBANK END OF PATHWAY. SUBSEQUENTLY CLEARED. GH BEEN MONITORING CONDITION OF THIS AND OTHER TREES HERE. HANGING LIMB EVIDENT AT HEIGHT (SNAGGED) AND SRUCTURAL DAMAGE EVIDENT. GH WOULD LIKE TO PROCEED WITH SURVEY OF ALL COMMON TREES IN THIS AREA. WORKS ALSO PLANNED FOR REMOVAL OF EPICORMIC GROWTH ETC. AS PART OF ONGOING MAINTENANCE.	ONGOING	02.11.18
16	05.04.18	PROVIDE GROUNDS MAINTENANCE SPECIFICATION FOR EACH PARCEL AND ESTATE AREAS	GH	COMMITTEE	REVIEWS PROGRESSING AND ADDITIONAL INFORMATION OBTAINED FROM DEVELOPERS / CONTRACTORS WORKING ON BEHALF OF BAE. GH HAS MET WITH SITE MANAGERS FOR TAYLOR WIMPEY AND STEWART MILNE AND HAS OBTAINED ADDITIONAL LANDSCAPE PLANS AND CONFIRMATION OF REQUIREMENTS FOR DEVELOPERS. MONTHLY HAND OVER MEETINGS NOW ARANGED FOR ACTIVE STEWART MILNE SITES. GH BEEN CONFIRMED ADDITIONAL TASKS SHOULD BE CARRIED OUT AT STEWART MILNE PARCELS BY RMG CONTRACTORS. (CONTARARY TO HOW GH WAS ADVISED UPON JOINING RMG) GH HAS CONTRACTORS CARRYING OUT REMEDIAL WORKS TO ADDRESS, HAS WALKED SITE WITH REPRESENATIVES FROM DSMCG AND CONFIRMED REQUIREMENTS GOING FORWARD.	ONGOING	09.11.18

17	03.09.18	REVIEW OF GROUNDS MAINTENANCE PERFORMANCE DSMcG AND ROOT 1 WEST	GH	RMG SCOTLAND	DSMcG - SINCE THE CHANGE OF SQUAD RESPONSIBLE FOR DEVELOPMENT, A GRADUAL IMPROVEMENT HAS BEEN OBSERVED BY GH. DSMcG PROVIDING ADDITIONAL LABOUR TO ADDRESS AREAS THAT WERE NOT AS REQUIRED AND NEW SQUAD MEMBERS HAVE BEEN ATTENTIVE AND RESPONSIVE TO GH INSTRUCTIONS AND REQUESTS. FURTHER WORKS REQUIRED IN E4 AND H4b PARCELS IN PARTICULAR . R1W HAVE BEEN ASSISTING GH IN ATTENDING ESTATE AREAS NOT FORMALY HANDED OVER YET BUT SUBJECT TO COMPLAINT FROM OWNERS (I.E. SERVICE STRIPS ON SLATEFORD ROAD)	ONGOING	09.11.18
18	12.08.18	OWNERS DISPUTES / HISTORIC WARRANTY AND PARTIAL HANDOVER ISSUES RELATING TO GROUNDS AND BLOCK	GH	RMG SCOTLAND	**TAYLOR WIMPEY** H3 & H5- GH HAD NO COMUNICATION FROM SITE MANAGER FOLLOWING PREVIOUS AGREEMENT TO MEET AT END OF AUGUST FOR FORMAL HANDOVER OF COMPLETED H5. GH RECENTLY ESTABLISHED THERE HAS BEEN ANOTHER CHANGE OF MANAGER AT THE DEVELOPMENT. GH HAS NOW MET WITH ACTING MANAGER AND HIGHLIGHTED ISSUES AT H3 (PATH AND TREE PLANTING) AND H5 (REMEDIAL WORKS ALONG CRAIGTON PARK LINK BOUNDARY**)** REQUEST FOR UPDATED PLANS NOW FULFILLED - SOME ISSUES RELATING TO FLATS IN E4 NOW RESOLVED, OTHERS ON GOING (FOOTPATH SURFACE, DOOR ENTRY SYSTEM ETC.)	ONGOING	15.11.18
19	01.09.18	PROPOSED ADDITIONAL PLANTING / REMEDIAL WORKS (PARCEL SPECIFIC)	GH	RMG SCOTLAND	ESTIMATES FOR WORKS INGATHERED FROM MEETINGS WITH CONTRACTORS. GH MET WITH VARIOUS SITE MANAGERS TO CONFIRM NO OUTSTANDING REMEDIAL WORKS PLANNED IN AREAS WHERE GH IS PLANNING WORKS. GH CONFIRMED ADDITIONAL PLANTING IS ON-GOING WITH STEWART MILNE. BARE ROOT STOCK LATE IN BEING LIFTED THIS SEASON BUTADVISED DUE END OF FIRST WEEK IN NOVEMBER. WALKED PARCELS WHERE KERB SIDE WEEDS AND DEBRIS IS A SIGNIFICANT ISSUE (H3, H2, H5 AND E4) WITH CONTRACTORS WHO ARE COMPILING COSTS TO REMOVE BY HAND OR PERHAPS UTILISE A ROAD SWEEP VEHICLE. GH HAS ALSO INSTRUCTED WORKS TO CLEAR KERBS BE CARRIED OUT DURING ROUTINE VISITS.	ONGOING	05.11.18
20							