Dargavel Residents Association Committee Meeting Notes
28 March 2019

Name	Parcel Developer	Parcel Number	
David Ross (DR)	Charles Church / Persimmon (North)	H2	Apologies
Stephen Sutherland (SS)	Charles Church / Persimmon (North)	H2	□
Scott McQuade (SMcQ)	Charles Church / Persimmon (North)	H2	Apologies
Alan Brown (AB)	Taylor Wimpey (North	H3	□
Sarah Hamill (SH)	Taylor Wimpey (North	H3	Apologies
Keith Ruxton (KH)	Taylor Wimpey (North	H3	□
Alan Hoyle (AH)	Stewart Milne	H4b	□
Simone Price (SP)	Stewart Milne	H4b	□
David Gunn (DG)	Stewart Milne	H4b	Apologies
Sarah Quibell (SQ)	Persimmon (South)	E4	□
Leon Firth (LF)	Persimmon (South)	E4	□
Sarah McKyne (SMcK)	Persimmon (South)	E4	Apologies
David McGhee (DM)	Taylor Wimpey (South)	H5	Apologies
Mike Pelosi (MP)	Taylor Wimpey (South)	H5	□
Gary McCann (GM)	Taylor Wimpey (South)	H5	Apologies
Ross McCreight (RM)	Cala	H6	□
Graham Henderson (GH)	Cala	H6	□
Willie Blackburn (WB)	Cala	H6	□
Gordon Howie (GHO)	RMG		□
Elaine Bald (EB)	RMG		□
Police Scotland			□

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 Police Scotland: local police officers advised that there were two crimes reported within Dargavel since the last meeting: • a theft of a power tool from one of the site compounds (insufficient evidence to pursue) • a drunk driving offence for which the individual in question has been arrested and charged. AB shared info from recent BCC meeting on Bishopton generally: • 1 x theft • 1 x drug offence • 1 x speeding	Note

• **Speeding / Parking:** Continued concern regarding repeated poor behaviours in a few regular areas of the Village. There was a general discussion with the Police regarding the increasing problem of speeding within Dargavel and wider Bishopton. The local police officers continue to try and maintain visibility to act as a deterrent but as the roads with Dargavel are currently unadopted there is little they can currently do in terms of enforcing the speed limit. They hope to have some progress on this in due course due to current discussions between the Council and the Procurator Fiscal regarding the power to enforce speed limits within Dargavel given that the roads have been constructed to an adoptable standard. If instances of excessive speed, careless driving etc. are witnessed then the residents should contact the police on 101, the non-emergency number, to report the offence. If there is a volume of calls regarding this then it will allow them to direct further attention to this issue. The Committee requested that the Police can continue to support us in addressing this issue by being visible within the village and if possible, come on site with speed guns to be visibly checking speeds. The Police officers took this on board and agreed to try and action this over the coming months given that it is an increasing problem. The police confirmed that dash cam footage was insufficient evidence to allow any action to be taken in respect of speeding but confirm that it has proved useful and actionable in cases of careless or dangerous driving. Their message continues to be that if any incidents of speeding, careless driving, inconsiderate parking etc. is witnessed then the first step is to report it to 101. This flags that there is an issue and allows them to ensure that their efforts are focused as required.	Note
Item 3. Previous Minutes: • All points contained within either the BAE or RMG tracker sheets	Note
Item 4. RMG • **Active properties currently registered with RMG**: circa 1,260 • **Winter Gritting:** Following the removal of the grit bins by Taylor Wimpey (TW) from parcel H3, RMG have asked TW both for the return of the grit bins and their continued support for this service but TW appear unwilling to take responsibility for gritting of the parcel. Persimmon have similarly removed the grit bins from parcel E4 following their departure from the site on the same basis. Both BAE and the planning department at Renfrewshire Council confirm that the developers retain responsibility until the roads are adopted so RMG to continue this dialogue with TW and Persimmon to ensure that they accept responsibility. • **Grounds maintenance specification:** RMG still working with BAE to get this finalised • **Tree Survey**: A Tree survey has been carried out on all trees within grounds managed by RMG. There was discussion regarding the poor state of Rossland Woods as it is in need of some maintenance after winter storms to clear fallen branches and general debris/litter. As this is not managed by RMG the query will have to be directed at BAE and the Committee will contact BAE to request that this is reviewed and remedied. • **H5:** GHO confirmed that there is a strip of ground along the side of H5 that is outside the parcel boundary and that TW insist is BAE's responsibility. The strip of land in question	Note RMG RMG RMG Reps - GH RMG

was damaged by TW during construction of the H5 parcel and GHO believes that the onus is on them to remediate the damage done. GHO will raise this with TW again as he had previously received assurances that this would be done by April.	
• **Playpark Handover**: BAE has assured RMG that a new ROSPA inspection has been carried out and there are repairs being carried out with a view to handover to RMG by the end of April once they pass inspection. RMG to update in due course.	RMG
• **Additional Play Park in South side of Village:** o RMG confirm that, subject to the size and contents of any new play park, the cost of annual maintenance by RMG is likely to be in the region of £1,500 to £2,000. However, they stress that the financial cost of the changes required to deed of conditions and planning process along with installation of the play park mean the prospect of self funding a playpark within Dargavel would be extremely challenging and cost prohibitive. The Committee are therefore of the opinion that, having taken all steps available to us to explore this issue, the prospect of self funding a playpark within/around the H5/E4 parcels will not be possible due to both planning constraints and the likely financial cost to the parcel residents of delivering any proposed play park.	Note
• **Christmas Tree**: The Committee would like to record their thanks to RMG for supplying the Christmas tree and putting on the Christmas event. Given the lack of electricity connection around the village, square GHO has requested that BAE install a metered electricity connection should there be ground excavations around the village square in future. This is unlikely within the next two years so it is likely that the Christmas tree at Christmas 2019 will be in the same location as 2018.	RMG
• **Property Managers Report:** GHO circulated RMG's Property Managers Report on 27th March for review. It was agreed that this was a useful source of information and GHO confirmed that the intention was to produce this on a regular basis. Details to be published on Dargavel.net along with the meeting minutes.	RMG
• **Debt Recovery Process**: RMG advised that a minority of residents have outstanding amounts due in respect of factoring charges, in some cases for both the current year and prior years. The total debt classed as overdue at present date stands at £21,516.60 and RMG have instructed Harvey McPhail to commence a formal legal process to recover the outstanding amounts. The Committee noted its' support of RMG's ongoing recovery process.	Note Note Note
• **RMG Newsletter**: Spring edition issued on 22 March via RMG Living.	
• **Drop In sessions**: Drop in sessions restarted on 25 March 2019 and will continue on a monthly basis.	
• **2019 Billing** – The 2019 budgets have been issued to residents along with supplementary notes explaining the different line items. The Committee agreed that the supplementary notes were helpful in clarifying the entries and thanked GHO for their inclusion.	Note
• **Statement of Services**: RMG have been updating their statement of services and in line with the Property Factors Act (Scotland) 2011 they will shortly be issuing the updated document(s). EB confirmed that there was a generic statement of services currently on the RMG Scotland website but this is being updated. There is a separate "Scheme schedule" tailored to Dargavel.	Note
• **Billing Structure:** EB advised that in future years the annual billing process will be updated such that instead of receiving accounts in the way that we did for 2017, we will	RMG

instead get an itemised statement of costs incurred within the estate and individual parcels to allow for greater visibility of the costs incurred. • **Cala H6 Parcel vs Estate charges**: RMG still to conclude this long running issue to the satisfaction of the RA Committee	
Item 5. BAE Update • see separate "BAE & Dargavel RA Discussion Points" tracker updated 26 March by BAE • Discussion regarding Rossland woods to be added to Tracker to allow follow up with BAE once we have written to them to express concern at current condition of the Rossland Woods area. • Issue raised regarding steps from Craigton Drive/Barrangary Road from the bridge over Craigton burn. Currently on one side of the bridge there is free access down the steps and out onto the land between the two ponds with evidence of litter suggesting the space is being used by teenagers. GHO to investigate and raise with BAE as necessary, SS to add to tracker	Note SS RMG
Item 6. RA Business • **RA Website membership:** 507 residents as of March Meeting. • **Replacement Parcel Rep** – AB and SP have identified a resident within H4B, DG, who has volunteered to serve as a parcel representative for H4B following Elaine Millar's resignation. DG was unable to attend tonight's meeting due to prior travel commitments for work but will attend future meetings. • **Speeding / Parking:** RM asked whether it would be possible to put a request to BAE that one of the mobile traffic speed indicator signs recently placed within Dargavel be moved to Crosshill Road for a period as he was aware of a number of residents raising concerns about the speed at which cars travel along Crosshill Road. It was agreed that this question should be put to Steven McLachlan at BAE and RM agreed to follow this action through. • **Parcel Sub-Committee Communications**: **Generic Newsletter:** A newsletter was delivered to all residents in early December to raise awareness of the RA. Since delivery of that newsletter we have seen less than a dozen new residents registering on Dargavel.net. The creation of the parcel specific Facebook groups has been partially successful with membership as follows: o H2 – 12 members o H3 – 42 members o H5 – TBC o H6 – 53 members o H4B – 67 members o E4 – 20 members • **Use of Twitter / Facebook / Mailing**: Given that Persimmon parcels H1/H7 and Taylor Wimpey H10 are well advanced, it was proposed that we follow up with a further letter drop to raise awareness of the RA. Part of these parcels has already had a couple of letter drops but as they don't yet have representatives on the Committee it was considered appropriate to again make ourselves known to the parcels and perhaps look for a couple of volunteers to attend committee meetings on an informal basis until their first parcel AGM Is held and parcel reps formally elected. It was agreed for there to be a post placed on the main Dargavel facebook group, initially to raise awareness of Dargavel.net and the Committee (MP to arrange), with a view to doing a letter drop in the	Note Note Parcel Reps - RM Note MP

summer once we see the impact of the initial FB post. . • **Section 75** Revisions: general discussion on progress – AB to locate an up to date copy of the S75 agreement and share with the Committee and see if he can get any update on recent discussion. • **Point carried over to next meeting** - To be agreed within 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.	AB Note
Item 7. AOB • AB confirmed that talks are at advanced stages with two new developers to Dargavel regarding the two plots of land that have recently been cleared by BAE to the left of the Southern Access road as you enter Dargavel South, across the road from Persimmon E4. They may be on site in around six months' time. • A new developer has taken on the site earmarked for retirement housing and they will build out the planned development that was originally being carried out by McCarthy & Stone before they pulled out. • Retail units – All retail units have been let, AB confirmed that, to his knowledge, this would include a barbers, nursery and takeway amongst others. The Sainsburys store is due to open August 2019. • Next Community Liaison Group (CLG) meeting, AB has requested that another member of the Committee attend the next meeting with him if possible to add weight to the concerns that he is raising with BAE – Continued issues over speeding, parking within Dargavel etc. Minutes from the recent CLG meeting are now on the Community Council website: https://www.bishoptoncouncil.com/clg/clgactions	Note Note Note Parcel Reps – AH?
Next Meeting: • Following meetings scheduled for • 27th June 2019	Note

Compiled by: SS