Dargavel Residents Association Committee Meeting Notes
27 June 2019

Name	Parcel Developer	Parcel Number	
David Ross (DR)	Charles Church / Persimmon (North)	H2	✓
Stephen Sutherland (SS)	Charles Church / Persimmon (North)	H2	✓
Scott McQuade (SMcQ)	Charles Church / Persimmon (North)	H2	✓
Alan Brown (AB)	Taylor Wimpey (North	H3	Apologies
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	Apologies
David Gunn (DG)	Stewart Milne	H4b	✓
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	✓
Ross McCreight (RM)	Cala	H6	✓
Graham Henderson (GH)	Cala	H6	Apologies
Willie Blackburn (WB)	Cala	H6	✓
Gordon Howie (GHO)	RMG		Apologies
Police Scotland			✓
Iain Lindsay (Visitor)	Taylor Wimpey (South)	H5	✓

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 was only 1 crime reported within the Dargavel development since May which was an internet based fraud. Within Bishopton as a whole there were 14 crimes reported since May. • **Speeding**: Continued concern regarding repeated poor behaviours in a few regular areas of the Village. 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 signposted speed limits. • 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 to raise awareness within the police so that they can allocate resources accordingly.	Note Note

They confirm that following previous discussions they have deployed unmarked cars in the area and have issued penalty notices to a number of drivers for offences such as use of a mobile phone whilst driving and lack of seatbelts. • They are planning a 'Day of Action' in Bishopton perhaps after the schools are back to blitz the whole of Bishopton with police/traffic wardens etc. to detect road offences • Anti-social behaviour – they continue to receive reports of youths congregating at the waterfall up near Formakin so they are carrying out regular visits to check on the area. • It was advised that safety cameras are located by Renfrewshire council on the advice of the police however for a site to be considered by the council there must be a history of collisions and speeding. Again emphasis on need to report instances of excessive speeding/careless driving to raise awareness within police/the council. • Residents Committee to write to Derek Mackay regarding speeding within Bishopton/Dargavel to maintain pressure on the council. • Request meeting with BAE to discuss this issue and any other Dargavel specific issues • Communicate with residents the need to report speeding offences to the police via 101 to increase awareness of the issue so that it is a higher priority within police when allocating resources.	A A A
Item 3. Previous Minutes: • All points contained within either the BAE or RMG tracker sheets	
Item 4. RMG • **Active properties currently registered with RMG**: TBC • GHO unable to attend due to annual leave however he did submit a detailed Property Manager's report which will be published alongside the minutes. • **Grounds maintenance specification:** GHO has made progress on this but work still ongoing with BAE to get this finalised • **Tree Survey**: Now carried out on all trees within grounds managed by RMG and some minor remedial works required at this stage. • **H5:** Since our meeting in march RMG have arranged remedial works on the footpath links between H5 and the Craigton link estate area, the cost being recharged to Taylor Wimpey as a condition of handover. A coarser grade of grit has been used on the path surface in response to complaints received. RA to request that Strawberry Lane be resurfaced with the same coarser grit as the surface there is equally inadequate. • **Playpark Handover**: Playpark have recently been inspected by ROSPA and following some minor works are due to be handed over to RMG imminently. GHO was due to have met with BAE on 25/06/19 to carry out a pre handover inspection. • **Property Managers Report:** GHO circulated RMG's Property Managers Report on 24th June for review. It was both comprehensive and informative, covering off a number of completed and ongoing actions, thanks to GHO for his efforts in putting this together given that he has been managing the development singlehandedly since Elaine's departure.	A

• **Debt Recovery Process**: RMG have circulated an aged debtors report showing that there is a total of £13,332 in debt more than six months old. We will review the detail further and clarify with RMG any queries that we may have in due course. Recovery action on some of the longer term debt has commenced with the assistance of Harvey McPhail and the Committee support the ongoing recovery process. • **RMG Newsletter**: Summer Newsletter is still being drafted, may be published in July. • **Drop In sessions**: Currently on hold, new PM to confirm if/when these will be reinstated	A RMG
Item 5. BAE Update • see separate "BAE & Dargavel RA Discussion Points" tracker updated 27 June by BAE	Note
Item 6. RA Business • **RA Website membership:** 538 residents • **Parcel Sub-Committee Communications**: **Generic Newsletter:** We discussed whether it would be sensible to put another newsletter out to residents. MP volunteered to look at content for such a newsletter. We also discussed the possibility of reaching out to BAE to see if it would be possible to add content to their newsletters. The consensus was that we should hold off with a newsletter until the next meeting to allow time for H1/H7 to be handed over. • **Upcoming parcel handovers**: Persimmon parcels H1/H7 and Taylor Wimpey H10 are now well advanced so it was proposed that we contact those who have expressed an interest in joining the committee to seek representation. Persimmon H1/H7 has been flagged for handover in near future so may be beneficial for reps from within that parcel to be involved when it comes to handover inspections. • **Section 75** Revisions: general discussion on progress – request AB to locate an up to date copy of the S75 agreement and share with the Committee. • **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. Facebook looks like a good avenue but concern is that not all residents are on facebook so may not be practical. It was also suggested that we also reach out to Sainsburys to ask whether they would consider allowing the RA to place a 'post box' within Sainburys for voting slips/suggestions etc. • **RMG – Departure of Gordon Howie and Elaine Bald** We also noted with disappointment that GHO has tendered his resignation to RMG and will be leaving RMG on 5th July. Given Elaine Bald's recent departure this is a blow to the community as we recognise the hard work put in by both Gordon and Elaine in their time managing the Dargavel development. They leave with our thanks and appreciation of the positive results they have achieved in their time at Dargavel and we wish them well in their new roles elsewhere. • On a related point, the Committee thinks it would be beneficial to request a meeting with RMG's area manager and the new members of staff both to introduce ourselves but also	Note A A A Note A A

seek their assurances regarding future service levels given some of the recent issues that have arisen out of the back office billing/admin function.	
Item 7. AOB • BAE - It has been some time since we have met with anyone from BAE so we think it would be beneficial to meet up with the local manager to discuss current issues. Compile list of issues that require discussion. Concerns raised over: o state of area around Birch Road playpark, o level of dirt on Crosshill Road from construction traffic, and o grass verges on Slateford Road. o Speeding generally o *additional points to be added* • Playpark provision in South Dargavel – There appear to have been complaints received by RMG from one or more resident to RMG about children playing in car park areas in H5 and E4. Concerns raised about health and safety risk. Further discussion on potential for provision of a playpark within or near to the H5 and E4 parcels as the proposed playparks are all on the other side of (a very busy) Barrangary Rd and are some way off in terms of timescales. Feedback so far has been that there is a mixed reaction from local residents about the siting of such a play park and responsibility for the cost of installation/maintenance of any self funded playpark. GHO has previously estimated maintenance cost at £2k pa for a play park but did not give estimate of installation cost. GHO opinion previously was that the possibility of self funding a play park was highly likely to be cost prohibitive, mainly due to the relevant legal/planning issues. Install cost to be put again to GHO's successor for consideration. Any play area would require a planning application and would require agreement to rezone part of a parcel or the estate land as a play area, with consent likely being required from residents of either the affected parcel or perhaps even the whole estate if the suitable site is within estate land e.g. Craigton Park Mound or surrounding area. It is unclear what level of consent would be required for any such project so the parcel reps were asked to review their deed of conditions to check the detail. We also need to consider the estate deed of conditions. The committee agreed that there is a clear need for play areas within Dargavel South and in particular the H5/E4 area given that the two planned play areas are some time away and located across what will be a very busy Barrangary road. Parcel reps for E4/H5 to canvas opinion from residents within their parcels re: the installation of a play area within their parcel and the possibility of doing this on a self funded basis if necessary. Once we have a feel for what the general consensus may be we can consider how best we approach BAE and the developers for financial support and assistance with the project. • Parking in H5 – complaint received from resident regarding visitors or other residents parking in her allocated parking space. Query to be raised with RMG for clarification as to whether residents are permitted to mark their parking spaces and if RMG could arrange this if there was appetite from residents generally in H5 to do this. RMG to also be asked about potential cost.	A A A A A

• Dargavel.net – The RA have been approached by the manager of the new Dental Surgery within the retails units in the village centre as to whether they can post material on Dargavel.net. After discussion it was agreed that we may consider a low key information type post on the website but as a matter of principle the website is not a forum for advertising so marketing material would be permitted. • Next Community Liaison Group (CLG) meeting, both DM and AH have expressed a willingness to attend the next CLG meeting with AB. AB to advise on dates and co-ordinate with DM and AH. *Minutes from the recent CLG meeting are now on the Community Council website: https://www.bishoptoncouncil.com/clg/clgactions* • Holm Park – SS to reach out to contact at BCDT to see if we can get any information on their proposals for Holm Park in terms of plans and funding levels.	A (AB) A

Next Meeting:
 	
• Future meetings scheduled for
  • ~~12/09/2019~~ (September date TBC*)
  • 28/11/2019
 	
(* provisionally Wednesday 18th or 25th September subject to room availability)
	Note

Compiled by: SS