Dargavel Residents Association Committee Meeting Notes
2 October 2019

Name	Parcel Developer	Parcel Number	
David Ross (DR)	CC / Persimmon (North)	H2	✓
Stephen Sutherland (SS)	CC / Persimmon (North)	H2	✓
Alan Brown (AB)	Taylor Wimpey (North	H3	Apologies
Sarah Hamill (SH)	Taylor Wimpey (North	H3	✓
Keith Ruxton (KH)	Taylor Wimpey (North	H3	Apologies
Alan Hoyle (AH)	Stewart Milne	H4b	Apologies
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	Apologies
Sarah McKyne (SMcK)	Persimmon (South)	E4	✓
David McGhee (DM)	Taylor Wimpey (South)	H5	✓
Mike Pelosi (MP)	Taylor Wimpey (South)	H5	✓
Ross McCreight (RM)	Cala	H6	✓
Graham Henderson (GH)	Cala	H6	✓
Willie Blackburn (WB)	Cala	H6	Apologies
Rebekah Clark (RC)	RMG		✓
Lisa Pieper	RMG		✓
Jennifer Low	RMG		✓
Police Scotland			Apologies
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 – No Update as local officers unable to attend	
Item 3. Previous Minutes: • Action points reviewed and outstanding points as follows: • Letter to Derek Mackay to be finalised regarding speeding and also the new health centre given the increased number of houses against the original plans. • Attention to be drawn again to speeding within Dargavel/Bishopton as we need to keep highlighting issues to the Police to ensure that it is given sufficient priority when they allocate resources. • Strawberry Lane/Craigton Link path – We have requested that RMG discuss the condition of the path on Strawberry Lane/the lit area of the Craigton link path with BAE in an attempt to get these paths upgraded to a more appropriate surface as they are not fit for purpose.	A A RMG

• Dargavel.net – Homeowners who expressed interest in joining the Committee for H1/H7 and H10 identified. • DM attended recent CLG meeting with AB and provided update to RA Committee	
Item 4. RMG • **Introduction:** Rebekah (RC) introduced herself and the other new RMG representatives. Rebekah is the new Property Manager, Jennifer is the new Business Development Manager and Lisa is the new Regional Manager for Scotland. Rebekah looks after Dargavel on a day to day basis and is physically on site at least two days a week, usually a Thursday/Friday. Jennifer looks after new business and will deal with handover of new parcels/parcel phases from the developers within Dargavel amongst other things. • **Contacting RMG:** RC has requested that homeowners include their parcel number and address in the subject line of any emails to aid identification. • **Service levels:** RMG Scotland are pushing head office for new software tailored to Scottish factoring system that will allow them to significantly improve back office function. • **Active properties currently registered with RMG**: circa 1800 • **Parcel AGMs:** RMG are arranging AGMs for completed parcels on 28/29 October, letters to be issued within next week. Committee also requested that RMG hold informal meetings for H4B and H1/H7 given that they are long established but not yet completed. • **Grounds maintenance specification:** RC still has work to do to complete her detailed review of areas under RMG responsibility along with relevant ground specification. Intention is that detailed information will be uploaded to RMG Living to allow visibility to residents of areas maintained by RMG and those to be maintained by residents. • **Playpark Handover**: Despite playparks having been inspected in the spring, they have still to be handed over to RMG. BAE are required to carry out works to achieve standard to allow playparks to be handed over. RC recently surveyed playparks with 'Active Playground Management' and identified further issues including lack of maintenance of grounds surrounding playparks. RC to push BAE to progress this. • **New Playpark:** RA proposal for new playpark around parcel H5 (TW South) / H26 (Persimmon South - E4) – RMG Confirm potential install cost for park slightly smaller than the existing Newton Road playpark would be circa £30,000. *See AOB below* • **Property Managers Report:** *See attached report* • **Debt Recovery Process**: Further information requested from RMG regarding current debt levels to allow RA Committee to get a more definitive overview of longer term debt and whether there are cases where homeowners are not engaging with RMG to address debt. • **RMG Newsletter**: Autumn Newsletter published by RMG in September, majority of feedback seems to be in relation to section regarding the requirement for dogs to be kept on lead at all times within Dargavel, as confirmed in the deed of conditions. RA committee confirms that it is supportive of RMG's position. • **Contractors:** RC detailed current contractors working on site, list to be provided to Committee of contractors and which parcels they service. Discussion regarding Stewart Milne parcel and cutting of front gardens given complaints received. RMG confirm that	RMG RMG RMG RMG RMG

parcel can vote to remove this service from their annual maintenance if so desired. Bellway parcel will also have front gardens cut by RMG contactors. • **Handover Process:** New developers are handing over parcels in phases rather than when complete. Often areas are accepted for handover subject to snagging but track record of developers in carrying out snagging is sketchy. RMG challenged with ensuring that developers follow through on snags identified during handover process. • **Cannon:** RMG confirm that cannon and surrounding area are to be maintained by BAE and not by homeowners. • **Christmas Event:** Discussion regarding RMG Christmas event, details of Bishopton event passed to RMG to allow them to co-ordinate events and avoid a repeat of last year's clash.	RMG RMG
Item 5. BAE Update • *see separate BAE tracker updated October 2019* • Following meeting with BAE in late July/August, DR will contact them to see if they have any update on the issues discussed.	Note A
Item 6. RA Business • **RA Website membership:** 550 residents • **Parcel Sub-Committee Communications**: **Generic Newsletter:** MP outlined plans for a potential quarterly newsletter and sources of content. He has designed template and it was agreed that he should proceed and circulate newsletter for potential pre-Christmas distribution. • **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. Potential parcel reps identified and to be contacted once existing parcel AGMs have been held. • **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. • **Chair** – DR intimated his intention to stand down as Chair during the AGM process. • Immediately prior to the meeting SP contacted the committee to advise of her resignation with immediate effect. Personal circumstances continue to compromise her ability to serve on the Committee and she has regretfully resigned so as to allow another H4B resident a chance to get involved. We thank her for her contribution during her time on the committee.	 A A A A Note Note

Item 7. AOB	
• **Playpark provision in South Dargavel** – Local parcel reps have sought opinions from H5/H26 residents as to viability of a playpark within the parcel. Lack of consensus on potential location of a suitable site and also associated cost. Discussions between Committee and BAE have been positive so far and BAE suggest an appropriate site may be grassed area between suds pond and first line of houses within H5, next to Strawberry Lane path. RMG to confirm whether this is parcel or estate land and how maintenance charges would be dealt with. RMG confirm potential install cost of £30k which could be self funded and have previously advised circa £2k per annum maintenance cost. The Committee would intend to approach the developers/local community bodies/local businesses for financial support in the hope the initial install could be cost neutral to residents.	RMG
• **Parking in H5** – No further complaints received regarding inconsiderate parking within H5.	
• **Sainsburys** – Store manager has expressed interest in meeting RA Committee to introduce themselves, it was agreed that an invitation be issued to our next meeting.	A
• **Holm Park** – SS awaiting further info from BCDT regarding their business plan for the proposed Holm Park development. Some plans are posted on the wall within the social club suggest a fairly ambitious development but no information yet regarding funding requirements etc. Discussion held over changes to BAE plans for Central Park, documents to be reviewed to identify how plans have changed.	
• **Woodland path** – SH raised concerns with adequacy of fencing/signage on the new woodland link path behind the Bellway parcel. The fencing is relatively insecure and it is unclear what access is permitted, risk to public if children venture outside permitted areas. To be raised with BAE.	A
• **School provision** – SH raised concerns that Park Mains is currently at capacity and has yet to feel the impact of the increased primary school roll at Bishopton as the children progress to secondary school. Given only 1,800 houses currently occupied, still more than 2,500 houses to be built with corresponding increase in school age children. Although Park Mains can be expanded, unclear whether there is scope for sufficient expansion given Dargavel development and additional housebuilding in Erskine itself. Concerns raised that we may end up with children being bussed to Paisley for schooling as was the case historically. FOI request to be drafted for submission to Ren Council over future secondary school capacity.	A
• **Litter Bins** – Comments regarding lack of litter bins around new retail area. Expectation is that litter bins will be installed in due course as this will be compulsory for the fast food outlet in particular.	
• **Contractor Parking** – Residents of Craigton Drive are being blocked into their driveways by contractors parking on Craigton Drive. Raised with RMG who have advised that they have been contacted directly by affected homeowners and have raised the issue with the relevant developers (Stewart Milne and Lovell).	

Next Meeting: • Future meetings scheduled for • TBC after AGM process	Note

Compiled by: SS