# Dargavel Residents Association Committee Meeting Notes
# 15 July 2020

| Name | Parcel Developer | Parcel Number | |
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| David Ross (DR) | CC / Persimmon (North) | H2 | ✓ |
| Stephen Sutherland (SS) | Cala | H6 | ✓ |
| Alan Brown (AB) | Taylor Wimpey (North) | H3 | ✓ |
| Sarah Hamill (SH) | Taylor Wimpey (North) | H3 | ✓ |
| Paul Cairns | Taylor Wimpey (North) | H3 | ✓ |
| Alan Hoyle (AH) | Stewart Milne | H4b | ✓ |
| David Gunn (DG) | Stewart Milne | H4b | ✓ |
| Sarah Quibell (SQ) | Persimmon (South) | E4 | ✓ |
| Leon Firth (LF) | Persimmon (South) | E4 | ✓ |
| Sarah McCann (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 | ✓ |
| Iain Lindsay (IL) | Taylor Wimpey (South) | H5 | ✓ |
| Graham Henderson (GH) | Cala | H6 | ✓ |
| Willie Blackburn (WB) | Cala | H6 | Apologies |
| Rebekah Clark (RC) | RMG | | ✓ |
| Lisa Pieper | RMG | | Apologies |
| Jennifer Low | RMG | | ✓ |
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| **For any potential H&S issues** | **24 hr Help Line numbers.** | • **RMG 0345 002 4444**<br>• **BAE 0800 130 3302** |

| | Action |
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| **Item 1 - Introductions**<br>Attendance as above | |
| **Item 2. Police Scotland (PS) Update** – Police Scotland emailed through a typed note documenting reported crimes in the last quarter which was shared with the Committee, copy attached. | |
| **Item 3. Previous Minutes:**<br>• Action points reviewed and outstanding points as follows:<br>• Attention to be drawn again to speeding within Dargavel/Bishopton as we need to continue to encourage residents to report instances to the Police to ensure that it is given sufficient priority when they allocate resources.<br>• 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. Steven McLachlan currently looking at this issue ref possible upgrade of surface. | ALL<br><br>RMG |

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| • Dargavel.net – Homeowners who expressed interest in joining the Committee for H1/H7 and H10 identified, still to be contacted re joining committee, delayed due to COVID and lack of face to face meetings. | SS |
| **Item 4. RMG**<br>• **Active properties currently registered with RMG**: 1530 as at July 2020<br>• **Parcel AGMs:**<br>**2020** - The parcel AGM dates for the 2020 had provisionally been booked for the week commencing 26 October 2020 at the community centre but RMG have not been able to confirm the booking due to COVID. RM to see if he can contact relevant person directly to confirm bookings but COVID situation may interfere with plans.<br>• **Grounds maintenance specification:** All site plans now on RMG Living for each parcel, grounds maintenance specification and contractor details not yet on but RC will arrange in the next few days.<br>• **Playpark Handover:** BAE still to carry out an updated health and safety inspection following lockdown. Once they have done so and are proposing handover RMG will have Active Playpark Management carry out an inspection to ensure they are happy with the condition of the equipment and play area before RMG will accept handover.<br>• **Property Managers Report:** Thanks to RC for the report circulated prior to the meeting, copy attached.<br>• **Business Development Report:** Thanks to JL for the report circulated prior to the meeting, copy attached.<br>• **Ground Maintenance:** RootOne have been put on notice that their service levels are below the required standards and RMG are currently tendering for a replacement to service H4B and H6. With regards to the estate areas, BAE have recently agreed to move to a three weekly cutting cycle.<br>• **Handover Process:** Parcel H10 (Persimmon) – areas within parcel are ready for handover – RMG reviewing completed houses to ensure existing owners only pay for maintenance of relevant proportion of completed grounds.<br>• **Christmas Event:** Decision on 2020 event deferred until next meeting due to COVID<br>• **H2:** Persimmon are now taking ownership of the drainage issue at the strip of land behind Gatehead Crescent in H2 Persimmon North. RC has also communicated with all residents who face onto the strip of ground to advise of progress and provide template letter for sending to Persimmon although some residents do not appear to have received any communications from RMG. As part of discussion with developer, RC has also included the condition of the play area in the centre of the H2 parcel due to poor drainage.<br>• **Newsletter:** RMG newsletter was issued in June but there have been reports of some residents not receiving it. Unsure if it went out both by email and hardcopy to those who aren't signed up to paperless but RC will clarify. A couple of committee members report no recall of receiving newsletter. | |
| **Item 5. BAE Update**<br>• BAE update received from Steven McLachlan in advance of meeting, copy attached. | Note |
| **Item 6. RA Business**<br>• **RA Website membership:** 566 residents | |

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| • **Parcel Sub-Committee Communications**: **Generic Newsletter:** No progress update as yet.<br>• **Upcoming parcel handovers**: Potential parcel reps identified for Persimmon parcels H1/H7 and Taylor Wimpey H10, residents to be contacted to invite attendance at future meeting once circumstances allow.<br>• **Section 75** – Updated summary of S75 obligations obtained, copy attached.<br>• **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.<br>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.<br>• **RMG Service Levels**: Further to previous conversations with RMG on this topic, the Committee are looking forward to seeing an improvement in service levels now RMG's new system is in place, to be reviewed in September as agreed with LP at March meeting.<br>• **RMG Management Fee:** Further discussion deferred until September to allow time to review and consider impact of new system etc.<br>• **Chair** – Having previously announced his desire to step back from the role of Chair, DR has confirmed his willingness to remain as Chair until completion of AGM process in October to hopefully allow a face to face committee meeting with all newly appointed parcel reps to discuss appointment of new Chair. | MP<br>SS<br><br><br>ALL<br><br><br><br><br><br><br><br>RMG<br><br>ALL |
| **Item 7. AOB**<br>• **New Playpark E4/H5:** SQ indicated that she has had conversations with Steven McLachlan (SM) at BAE Systems regarding possibility of playpark provision in Dargavel South. SM intended to speak to contractors to seek their input on potential sites for a playpark as a first step. Due to lockdown situation no further developments at this stage. JL confirmed that SM was in touch with her prior to lockdown to propose a potential meeting with Jon Gettinby / RMG and possibly Gavin Newlands to discuss this issue.<br>Previous discussions suggested that there were limited sites within H5/E4 in which a playpark could be situated. Siting the playpark in an estate area may be problematic due to possible need to seek consent from all Dargavel residents.<br>• **School provision**: SH had previously raised concerns that Park Mains is currently at capacity and impact of Dargavel and new Erskine housing has not yet rippled through to high school roll. Secondary School Provision – SH circulated a draft FOI request to Renfrewshire Council regarding their plan for secondary school provision in light of the number of pupils likely to be feeding into Park Mains (PMHS) from expanded Dargavel development and new housing now planned for Erskine. Current capacity is now based on old data and increase in pupil numbers raises serious questions about ability for all pupils within catchment area to feed into PMHS. AH also reiterated previous discussions regarding inadequacy of the new primary school for similar reasons. AH & SH to confer and decide how best to approach primary school provision, either by expanding current FOI request or submitting a second separate letter on this topic.<br>• **Litter Bins:** There are six waste bins within Dargavel, four of them are now being emptied twice a week on a Monday and Friday and two bins are emptied weekly. In recent months the bins have been full on a regular basis as a result of increased use but also use by homeowners to dispose of household rubbish. Confidential information from householders has been found in the waste bins along with bin bags of garden waste. If there is a desire for more bins to be | SQ<br><br><br><br><br><br><br><br><br><br>SH/AH<br><br><br><br><br><br><br><br><br><br><br><br>RMG |

placed around the village RMG can provide a quote for this and agree placement if we decide to proceed.

RMG have contacted all retail units about their responsibility to provide a bin outside their premises. The retail units are not factored by RMG so they have no obligation to provide a bin in this area as the owner of the units appointed their own factoring company. AB will raise this issue with the local Councillor to see if they can put pressure on the owner or the retail units to provide the necessary bins. — AB

- **H4B** — RMG
    - **Developer snagging**: RC & JL have done a walk around with Stewart Milne (SM) and clearly some work still to be done to roads and paths. RC suggested that they would try to arrange another walk around with the parcel reps present to demonstrate to SM that residents are becoming frustrated at continued lack of action by SM. JL advised that she has contacts at a more senior level who she can contact to see if they can apply some pressure from above.
    - **H4B Pond:** Reports of oily residue on surface of pond since construction work recommenced. This issue was reported to BAE and still with them to investigate possible source of contamination.
- **Health & Safety within estate paths:** H&S on paths that lead to main link roads – at present there are no gates at the end of the paths that lead onto Craigton Drive / Barrangary Road/Slateford Road and it is the Committee's view that this presents a health and safety issue for children who frequently use these paths for cycling, scooters etc. There have been reports of near misses with children's momentum on these paths carrying them onto the road in front of vehicles. This issue needs to be picked up with BAE as a H&S issue.
- **Health Centre:** Further to March meeting, AB to pick up conversation with David Woodrow about drafting a template letter to residents of Bishopton/Dargavel about the health centre. Progress delayed due to COVID lockdown. — AB
- **H5:** — ALL
    - **H5 Pond**: At the previous meeting it was noted that a section of the fence around the suds pond in TW H5 had come down. RMG had established that BAE/TW weren't intending to repair/replace the fence on the basis it wasn't necessary. Official guidance seems to suggest that if there is thick shrubbery around a body of water then a fence is not necessarily required from a health and safety perspective. Unclear what the view would be if such shrubbery was still immature and perhaps not thick enough to act as a barrier. RC advised that she was due to attend a H&S seminar the following day and would attempt to find an answer to this. Issue held over until the next meeting awaiting further clarity.
    - **Low water pressure:** reports that old pipework in Bishopton has resulted in the water pressure being limited which may be the cause of the low water pressure in Dargavel South, Scottish Water have been on site recently so may be linked.
    - **Street signs:** residents have complained about a lack of street signs as you enter the H5 parcel, to be discussed further with RMG if residents feel strongly that action is required.
- **TW H5 / E4:** MP has recently contacted the police due to a group of youths using the underpass under the railway line next to the H5 parcel as a drinking den and being abusive to passing residents. Important that all residents report any issues to the Police on the non emergency 101 number, the police are urging us to ensure that all instances of speeding, dangerous driving, antisocial behaviour etc. is reported as the more visible the problems are the higher up the priority list they go.

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| • **Flytipping:** Reports from more than parcel reps of a resident on Gatehead Crescent dumping garden waste in the wooded area between Gatehead Crescent and Birch Road. The householder in question was reported to BAE as it is technically their land. RMG will issue a communication to householders regarding the illegal dumping of waste / speeding and anti-social behaviour and encourage residents to report all incidents to the police on 101.<br>• **Ticks:** There have been reports of ticks being present in the estate areas beside the H4B parcel as children and dogs are being bitten. RMG will investigate options including feasibility and cost of eradication and education of residents regarding the risks, RA will also put information on the website once suitable content has been identified.<br>• **E4 parcel:**<br>o reports of residents using visitor bays and passing places for parking. RMG will obtain a quote for marking the bays more clearly.<br>o Reports of weeds growing through monobloc within E4, RMG will raise this with the ground maintenance contractor re possibility of spraying these areas with weedkiller soon.<br>• **Parking on grass verges:** residents, contractors, delivery vehicles are all parking regularly on grass verges within Dargavel. Many of these areas are maintained by RMG or will be in future so we need to discourage the use of the grass verges for parking as we will bear cost of restoring the grass to the required standard. RMG asked to include this in a future newsletter to bring it to the attention of residents.<br>• **Future Development:** Given issues raised over developers' adherence to planning conditions and issues over road design, school provision, health centre etc. Committee to consider what action should be taken to influence future planning applications to ensure that planning conditions are upheld by the developer. | RMG<br><br>RMG<br><br>RMG<br><br>RMG<br><br>RMG<br><br>ALL |
| **Next Meeting:**<br><br>• Future meetings pencilled in for<br>• 10 September 2020<br>• 12 November 2020<br><br>• Parcel Committees<br><br>(Review requirements) | Note |

Compiled by: SS