



# Dargavel Village

## BISHOPTON

### Residents Association Update

January 2021

Dear Resident

It gives me great pleasure as the new chairman to deliver this update on the work of the Residents Association throughout 2020 and plans for the forthcoming year.

The Residents Association (RA) provides a voice for the residents of Dargavel Village, working with RMG, BAE and other stakeholders to ensure that we receive the best possible services within our development, for the benefit of everyone in the community.

2020 was a year of change for the committee and I would like to take this opportunity to thank our outgoing Chairman, David Ross, for his dedication and hard work over the last four years. Under his stewardship, the RA has developed working relationships with all stakeholders and successfully negotiated numerous improvements for the betterment of the estate and wider Bishopton area. I would also like to thank Willie Blackburn and Graham Henderson for the time they so generously gave to volunteer on the committee and wish them all the best.

I look forward to leading the committee through our next chapter. The next couple of years are extremely exciting times for the development with the primary school, nursery, and sections of central park all due to complete. There are also numerous areas, such as play parks, nearing readiness for handover to RMG.

I hope the following update gives you a taste of some of the many things the RA does throughout the year on your behalf.

We will look to provide more regular updates, but if you would like to stay more informed, please sign up to [dargavel.net](http://dargavel.net) where you can view our minutes and more.

On behalf of the committee, I would like to thank you for your continued support and wish you and your family the absolute best in 2021.

*Alan Hoyle*

### Sainsbury's Crossing – Coming 2021

Following resident feedback, BAE have developed plans for a pelican crossing at Sainsbury's. Members of the RA met with representatives from the local authority planning department, and local councillors to discuss this proposal. Whilst still to go through planning, the proposal was accepted by all parties and the RA fully support the plan. The location of the crossing should also help to alleviate the issue with cars parking on the corner thereby improving visibility. It is anticipated that this crossing will be installed late summer 2021. This is a perfect example of all stakeholders working collectively to solve a problem and deliver the right infrastructure to Dargavel Village.



We appreciate the correspondence we receive concerning speeding and careless driving. We would urge everyone to direct comments to the police via 101 so that your complaint is logged.

The police do patrol the area and have acted against numerous drivers for careless driving.



The council are currently working on a proposal to make the speed limit 20mph throughout the development. This proposal has the full support of the police and the RA and we expect it to be adopted before the new primary school opens.

The traffic lights at the bottom of Barrangary have had their signal priority changed to slow traffic entering the development.

We believe BAE are also considering modifications to Barrangary Road which could include it being narrowed, with speed calming measures installed.

## Schools

We were pleased that years of campaigning helped to bring forward the date of the new primary school and we look forward to its opening later this year. However, we do not believe the capacity to be adequate for future years and will continue to discuss this matter with the Bishopton Community Council and local authority as Dargavel Village continues to grow.

The committee has also been liaising on school provision for Park Mains High School. Whilst BAE and the council have agreed a timetable to review schooling, we believe that they have underestimated the 'family' draw of Dargavel Village and that along with other new builds in and around Erskine, we are campaigning for this review date to be brought forward.

The census being delayed by 12 months is a setback. We feel the data would have substantiated our belief that Dargavel Village has some of the highest levels of housing with children of school age anywhere in Scotland.

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## Central Park



Back in November we asked you to object to the central park planning application submitted by BAE and plenty of you got behind the call to action. We have since been in discussion with BAE and their architect to explain our concerns.

Central Park will be a major attraction and for lots of us was one of the many reasons for buying a home here. We strongly believe that the facilities need to be suitable and robust enough to support the community in the long term.

Phase one by the primary school should be ready late 2021, with the northern area of park completing 2025/26.

Points we raised.

- The upgraded main bitmac path (8/12/20 revised plan) running North to South will likely be the key pedestrian/cycle route as it is away from roads. As such, lighting should be provided along this 1km route as is proposed on the path from Stewart Milne to the primary school (purple in above map).
- Consider seating benches along main path.
- No litter bin infrastructure included.

- Play parks are not NEAP (Neighbourhood Equipped Areas of Play) standard as detailed on previous plans:
  - Leisure Services Strategy (October 2019)
  - Edition 7 of the BAE newsletter
  - Section 75 agreement
- Play park safety surface does not appear economical in the long term and we would welcome a review as the estate will incur the ongoing maintenance costs.
- Consider provision of basketball court and/or small bike/skate park for older children.
- Consider installation of outdoor gym equipment along bitmac path to promote healthy living.

At the time of writing, BAE have not responded, and no final planning decision has been made, but we will keep you updated.

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## Litter

In late 2020, the RA commenced dialogue with representatives from Renfrewshire Council's StreetScene department and undertook a review of our litter bin provisions and their overall effectiveness.

At the time of review, we were paying a private contractor through RMG. The existing bin infrastructure in 2021 was budgeted to cost approximately £10,000. New bins were quoted at approx. £350 each and an additional £1,200 each to service annually.

We are delighted to say that a new litter bin infrastructure plan is being rolled out in conjunction with the council and in line with Zero Waste Scotland's guidelines. It will see facilities placed where they are needed most. You may have already noticed new bins by Sainsbury's and at the bottom of Slateford Road. The council provided these bins and will service them. Other changes are still to take effect and we hope that the new plan will be fully operational by the end of this month.

The rollout has not gone as smoothly as we or the council would have liked and in hindsight waiting until after the festive period may have been a good idea, but we are confident in the long-term strategy.

Had we proceeded with implementing this plan privately, the estate costs for 2021 would now be more than £13k.

We will review the plan on a regular basis to ensure that the infrastructure is the best it can be. We have already secured commitment from the council for a bin to be provided near to the primary school entrance and are working on plans for provision around central park as well as considering double bucket bins for some areas.

Following the issues over the festive period we are also considering an emergency call-out service.



We would like to take this opportunity to thank all the Team Up to Clean Up volunteers, particularly for their work over the festive period.

The below figures from 2020 are awesome but also frightening! Why not get in touch and lend a hand?

**46 separate litter collections recorded by volunteers**  
**105 bags of litter collected from Dargavel & Bishopton alone.**

The below map shows the locations of litter bins throughout Dargavel Village following completion of the roll out.



We have created a facebook profile. In 2021 you will see us posting on the Dargavel Village Facebook page and our website, Dargavel.net. All our communication will be electronic as we strive to save paper and be eco-friendly. We also run parcel specific pages - please contact your reps for more details.

## Play Parks

All play parks are still currently under the control of BAE or house builders and they are responsible for their day-to-day upkeep. Please direct any concerns to RMG who will liaise with the appropriate party.

We hope to take ownership of some of the play parks this year and in conjunction with RMG, we are working to ensure that any snagging is completed before we accept any handover.



In time we will need to replace or look to improve the equipment and facilities. Before we do, we want to know what you would like to see in your play parks and will launch a consultation later this year to get your input so that we can plan for the future.



RMG | Scotland

We continue to work closely with RMG. We

have every faith in Ilona Stubley, Lisa Pieper and Jennifer Low to work with the best interests of all owners at the forefront of their decision making.

We look forward to their new back office and financial system roll out this year, which should improve clarity of information and communication.

We have reviewed contracts and RMG have cancelled underperforming contractors. We have agreed that RMG will start to align contractor contracts to begin and end in line with our financial year 1<sup>st</sup> Jan – 31<sup>st</sup> Dec. This should help improve budget to actual accuracy.

We have asked RMG to prepare a ten-year budget forecast for the upkeep, maintenance and improvements that may be required to paths, play parks, green spaces, and anything else for which the estate is liable. Parcel reps will work to develop similar forecasts for parcel areas where required.

If you have not already, please sign up to RMG Living. It is the best way to manage your account and be notified of new correspondence from RMG. We would kindly ask that you consider going paperless - it is good for the planet and helps keep costs down. [rmgliving.co.uk](http://rmgliving.co.uk)

## Your Committee

Parcel	Builder	Representative
H2	Chares Church Persimmon (N)	David Ross
		Craig Taft
H3	Taylor Wimpey (N)	Alan Brown
		Sarah Hamill
		Paul Cairns
E4	Persimmon (S)	Leon Firth
		Sarah Quibell
H4B	SM (Central)	Alan Hoyle (Chair)
		David Gunn
H5	TW (S)	David McGhee
		Iain Lindsay
		Mike Pelosi
H6	Cala	Ross McCreight
		Stephen Sutherland (Secretary)
H29	SM (Flats)	Carol MacFarlane
		Emma Waters

## Sub-Committees

We recently created sub-committees to help manage our ever-growing workload and enable us to set up for success. These smaller groups will allow better focus in the detail when it comes to important issues.

- **Litter**

To continually review in conjunction with the council and RMG an appropriate infrastructure plan that best meets the needs of the area and promote the local Team Up to Clean Up initiative.

- **Play Parks**

To influence plans for new play parks and work with RMG to ensure existing play parks are handed over and maintained to the highest standard and are replaced and enhanced as appropriate.

- **Green Spaces**

Work with all organisations to ensure green spaces, plant diversity and wildlife are maintained and protected throughout the area.

- **Social Media/Web**

To develop our online presence and ensure all owners have access to the latest RA news.

- **Schools – Primary**

Working with all stakeholders to ensure primary school capacity and facilities in the whole of Bishopton are sufficient.

- **Schools – Secondary**

Working with all stakeholders to ensure secondary school capacity and facilities in the local area are sufficient.

- **Roads**

Working to ensure roads, footpaths and associated infrastructure are fit for purpose and maintained whilst promoting road safety.

## Embracing Technology

As the estate evolves, so does the need for the committee to evolve. Our estate is not your run of the mill residential estate and requires much work in the background.

We have invested in a basic Microsoft 365 package for all committee members. This platform will better support virtual meetings, day to day communication, file storage and project management to ensure that we are up to date with everything 'Dargavel' whilst also ensuring we keep a detailed record for all time. At less than £0.60 per property per annum we hope you agree it is a wise investment.



Everything the Residents Association does is done by volunteers. The committee is currently made up of elected members from the completed parcels only, but we are actively encouraging residents from the below parcels still under construction to get involved with the committee.

- H1/H7 – Persimmon
- H8 - Avant
- H9 - Bellway
- H10 - Taylor Wimpey
- H11 - Lovell North
- H13/14 – Taylor Wimpey
- H32 & H33 - Stewart Milne
- M5 - Lovell South

We also require specialist advice from time to time. Are you in one of the following professions and able to offer some of your time?

- Accountant
- Solicitor
- Web Designer
- Architect

COME ON, JOIN US, and help to make a difference to the place we call 'home'. Please contact us at [contact@dargavel.net](mailto:contact@dargavel.net) if you are interested in helping in any capacity.

## Useful Links

- **Dargavel Village Residents Association**  
dargavel.net  
contact@dargavel.net
- **RMG (Property Factors)**  
rmgscotland.com  
rmgliving.co.uk  
customerservice@rmgscotland.com
- **Team Up to Clean Up**  
facebook.com/groups/teamuptocleanup
- **Bishopton Community Council**  
bishoptoncouncil.com  
(represents the Bishopton community)
- **Bishopton Development Trust**  
bishoptondevelopmenttrust.com  
(responsible for delivering local projects, including but not limited to Holm Park redevelopment)