Dargavel Residents Association
Minutes of Committee Meeting
22 April 2021 – 6pm

Name	Parcel Developer	Parcel Number	
David Ross (DR)	CC / Persimmon (North)	H2	✓
Craig Taft (CT)	CC / Persimmon (North)	H2	✓
Alan Brown (AB)	Taylor Wimpey (North)	H3	Apologies
Sarah Hamill (SH)	Taylor Wimpey (North)	H3	Apologies
Paul Cairns (PC)	Taylor Wimpey (North)	H3	Apologies
Alan Hoyle (AH)	Stewart Milne	H4b	✓
David Gunn (DG)	Stewart Milne	H4b	✓
Sarah Quibell (SQ)	Persimmon (South)	E4	✓
Leon Firth (LF)	Persimmon (South)	E4	Apologies
David McGhee (DM)	Taylor Wimpey H5	H5	✓
Mike Pelosi (MP)	Taylor Wimpey H5	H5	✓
Iain Lindsay (IL)	Taylor Wimpey H5	H5	Apologies
Ross McCreight (RM)	Cala	H6	✓
Stephen Sutherland (SS)	Cala	H6	✓
Carol MacFarlane (CM)	Stewart Milne	H29	Apologies
Emma Waters	Stewart Milne	H29	✓
Karin Pointin	Bellway	H8	✓
Fraser McIntyre	Taylor Wimpey H10	H10	✓
Ewan Miller	Woodilee Village RA Chair	-	✓
Lisa Pieper (LP)	RMG	-	✓
Jennifer Low (JL)	RMG	-	Apologies
Ilona Stubley (IS)	RMG	-	✓

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 – LP & JL joined the meeting at 7pm allowing the committee the first hour to run over RA business in advance. EM briefly joined the meeting at 6.30, having been invited to the meeting to share experiences given Woodilee Village is also factored by RMG.	
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: Action points reviewed and outstanding points as follows: • **RMG management fee**: LP to feedback on this issue, currently with her superiors for consideration with any reduction in management fee reflected in budgets for 2021.	RMG SQ

• **H5/E4 Playpark**: Still awaiting response from Ren Council regarding why the playpark within original H5 plan was allowed to be dropped. Awaiting feedback from BAE re support for playpark within H5. • **Mosshall Drive/Gatehead Crescent junction**: No update on raised table at this junction, LP to arrange for an inspection of this area following concerns raised by residents at height of raised table installed. • **Parcel Reserves**: awaiting detailed reconciliation from RMG (since 11/2020) • **Playpark**: Confirmation awaited from RMG of what exactly is to be handed over to residents re the Rossland Woods and Newton Road Playparks. • **H&S on estate paths**: lack of gates on paths leading to Craigton Drive/ Barrangary Rd • **Strawberry Lane/Craigton Link**: JL to confirm if handed over or linked to mound handover • **H2**: Drainage Issues persisting on strip of land behind Gatehead Crescent • **H3**: Handover Issues still ongoing • **H1/H7 & H10 reps**: RMG to confirm details from informal AGMs, MP is aware of some H10 residents who are interested in joining. • **Debtor Reports**: to be reviewed	RMG RMG RMG AH RMG RMG RMG RMG MP DR/SS
Item 4. RMG • **Active properties currently registered with RMG**: TBC • **Craigton Link Path and Cherrytree**: RMG will instruct placement of boulders at locations identified by RA following provision of new costs. RA believed that indicative cost provided by contractor was excessive. RA had approached developers who had agreed to source and locate boulders where requested but did not deliver. Also pushed back to planning department as seen as a design failure. • **Playpark Handover:** Handover of Newton Road and Rossland playparks imminent as ROSPA inspection recently carried out and remedial works instructed prior to handover. Clarification awaited from Ilona over what exactly is being handed over as plans suggest much wider area than expected. RMG to push back if BAE attempt to handover areas outside immediate playpark as no inspections have been carried out of surrounding grounds to ensure they meet specification. • **Contractor update:** o Acer Landscapes started maintenance at end of March/early April. Meadow areas being cut twice a year only. o Dargavel Gardens has now started maintaining H5, parcel reps confirm that work done so far has been to a good standard. • **Developer Update:** o H33 Stewart Milne– Blocks 1 handed over 2nd March, Block 2 handed over this week. Handover of grounds rejected as not up to specification so delayed, most likely until June. o H10 Taylor Wimpey – majority of common areas now handed over, only some minor areas (marketing suite) still to be completed. o H9 Bellway – 2/3 of the development now complete and handed over. Play area still not opened as issues identified by RMG in November 2020 which are still to be rectified. o H29 Stewart Milne – now fully handed over (block was handed over in Dec 2019 but grounds not up to specification so remedial work required before RMG would accept). o H32 Stewart Milne – 3/4 of site complete and handed over, all completed units front gardens handed over. Likely to be completed September 2021. List of snagging items still to be completed e.g. common areas looking onto the suds pond at townhouses. Snagging issues flagged to site manager and to be rectified ASAP.	AH/ RMG RMG

○ H11 – Renfrewshire Council – handed over from 1st April 2021 – Dargavel Gardens to maintain this site – only small amount of common areas. ○ H13/H14 – Taylor Wimpey – new parcel along Craigton Drive consisting of 249 new houses now live, first occupations now taking place. ○ S1/S3 – Robertson – new parcel in the south consisting of 129 houses and 21 flats now under construction and first occupations now taking place. • **RMG:** RMG in the process of putting together an admin team dedicated to Scotland to ensure consistency of messaging and activities across Scottish sites to resolve existing confusion when contacting English call centre. An account administrator is being appointed to look after resident accounts in Scotland, although unlikely to be appointed before September 2021. COVID-10 pandemic has resulted in a clear impact on resident payment timescales. Decision made on new system to support Scottish operation and RMG currently investigating integration with Salesforce system. • **Annual Accounts:** Draft accounts to 31 March 2021 are in progress and should be in a position to circulate these with the RA in early May. • **Path Maintenance:** RMG have received a quote of £7,849 + VAT for the supply and spread of whin dust across paths, DsMcG also to quote for this work. Committee raised concerns about the cost of maintaining the paths within Dargavel given how many paths are surfaced or to be surfaced with this material. If cost if £8k + VAT after only three years for a relatively small area this could be very expensive in terms of annual maintenance. AB to raise concerns with BAE at next BCC meeting. Issue is that RenCouncil won't accept tarmac surfaces given the rural setting so we need to ensure that the paths are installed to necessary specification from the outset. Issue appears to be down to poor drainage leading to the paths being soft and whin dust sinking into surface but also the frequent flooding resulting in the surface being washed away, especially on the steeper gradient paths. RMG asked to share handover packs received from BAE with the RA, IS to arrange.	RMG RMG
Item 5. BAE Update • BAE update received from Steven McLachlan in advance of meeting, copy circulated separately so no need to restate.	
Item 6. RA Business • **Teams:** Discussed impact of Teams and consensus is that it will provide a valuable tool. PC again offered one to one training for any committee members who need assistance. • **RMG Management Fee:** See Action Points at Item 4. • **Dargavel.**Net: A resident has volunteered their assistance in developing the RA website, SS to take this forward. It was agreed that all areas of the website should be made available to all which will allow removal of login requirement, thereby allowing all existing user registration data to be deleted. • **Parcel Updates** ○ H5/E4 - Noted that within E4 and H5 parcels there is a lack of slow down/children playing signs when compared to other parcels. Responsibility thought to lie with developer to ensure adequate signage, TW and Persimmon to be contacted directly in first instance. ○ H5/E4 – requests received from residents for a bin to be sited around the cannon. RA have received feedback from the council that they will only support bins located at entrances and exits to public spaces to aid access so the council are unlikely to support a bin at the cannon. Opinion of the committee that a bin in this area would also be at a high risk of vandalism.	SS H5/E4 Reps

○ H5 – Issues reported re lighting columns being out for some time, reported to TW but no remedial action yet undertaken. ○ E4 – Similar issues with street lighting in E4 – Forge Crescent. Parcel reps unsure if within estate or parcel ground so IS to review and confirm. ○ H6 – Still lack of action on issues raised with RMG 12/18 months ago, to be raised again with RMG. ○ H4B – Concerns raised over billing methodology for H4B, further review to be carried out ○ H8 Avant - issue reported by resident regarding damaged done by independent landscape contractor to newly installed shrubs during work on a residents garden. IS to attend on next site visit. ○ H9 – Bellway to be put under pressure to get the new playpark open so that children can use it, it appears to be complete. • **Woodilee Village**: During the initial part of the meeting we were joined by Ewan Miller, the Chair of Woodilee RA. Woodilee Village is also factored by RMG and we had reached out to their RA to discuss whether there was mutual benefit in opening a dialogue with them. Ewan confirmed that at Woodilee there are existing concerns over the lack of an adequate tendering process, a lack of clarity over parcel/estate reserve balances/lack of accounting controls within RMG. These issues have been raised with RMG repeatedly and a formal report submitted to RMG in January after a performance review, RMG responded positively to this with a commitment to improve standards but by April no sign of any such improvement. Staff turnover a key problem along with scale of the development. • Ultimately, measuring RMG against their obligations under the Property Factors Act, the service received by Woodilee is deficient in a number of areas and there is a lot of overlap between the issues being faced at Woodilee and in Dargavel.	RMG RMG RMG AH RMG RMG
Item 7. AOB • **Dargavel Primary**: Possibility that Dargavel Primary will initially open to P1-P3 only as upper floor may not be complete by August. In this situation P4 to P7 will continue to attend Bishopton Primary but wearing Dargavel uniforms if necessary. DPPC have expressed concerns around this strategy for various reasons but position not yet confirmed. At CLG, BAE confirmed they were looking to amend section 75 completion date but were confident in a ground floor opening. • **High School Capacity**: Ren Council have advised that funds are available to expand Park Mains HS if and when required. Capacity will only be considered in 2023 and they expect the school roll to peak in 2025 at 1,700 before tailing off. Relocation of the gym to the sports centre though last year has likely provided additional space within existing building. • **Health Centre**: Most recent discussions regarding the health centre seem to suggest that consideration is being given to a potential upgrade of the existing health centre as a solution whilst the health board show no signs of commitment to new facilities. • **Greenspace investment fund**: funding may be available for play parks via this fund however, discussions with BCC have taken place to confirm that priority for Bishopton is the playpark at the school in the first instance. Dargavel RA are happy to support this given lack of investment in that playpark for a long number of years. • **Village Square 2:** Persistent flooding issue here that need to be investigated and rectified • **Central Park:** Further to objections raised, planning permission has now been granted for Central Park with little in the way of changes it seems. Main path now to be tarmac surface and	RMG

lit by solar bollards but no change to playpark specifications. Very disappointed at the lack of community consultation. • **Team Up To Clean Up:** The RA would also like to take the opportunity to express our thanks to all involved with the Team Up to Clean Up team for their efforts in keeping Bishopton clean and tidy, fantastic effort all round which is greatly appreciated. • **Litter Strategy:** Further to work done by the Committee through 2020 and the Team Up To Clean Up team, Ren Council are about to implement a new litter strategy which should see an improved service being delivered. RA have designed signage to be attached to the bins within Dargavel to allow them to be identified and reported to the council/RMG if overflowing, designs approved and agreement to proceed. • **Barrangary Road:** Confirmed that traffic calming measures now in the pipeline for Barrangary Road on the stretch from the roundabout down to the first set of traffic lights. Further to recent meeting with Ren Council, planning permission is now in place for a pedestrian crossing at Sainsburys. • **Roads:** Various issues already identified with road surfaces, remedial works recently carried out appear to have failed already. DR in dialogue with BAE on this, Slateford Rd resurfaced when temperature was likely too low for the new surface to bond properly. BAE to be asked to inform RA when Slateford Rd to be adopted so that we can walk the area to identify any issues and flag to the council before adoption. • **Playparks**: RMG asked to consider how we could proceed should we manage to raise funding and identify acceptable site for a new playpark within Dargavel, whether aimed at younger children or older children (e.g. skate park). • **H1/H7 Playpark:** still closed with no update from Persimmon about reopening. • **Eadha Enterprises:** Eadha have recently carried out the first phase of their involvement in Dargavel, installing bat and bird boxes in Village Square 3 next to western end of Stewart Milne H4B. Event in coming weeks to plant wild flowers in this area to improve the wild meadow biodiversity - residents welcome to attend. Event is also planned with the school to involve schoolchildren and introduce them to ecology. RMG asked to liaise with Eadha about planting and maintenance specification to ensure the new plants are not cut down in error. • **RA Logo**: It was proposed that a competition be run for children to design a logo for the RA to generate some community interest. Committee supportive of this idea. • **Curlys Coffee:** Planning objection withdrawn on basis that planning application had been withdrawn regarding a pitch in Bishopton but unclear if this has in fact happened. • **Formakin Link Path:** Path should be complete by September 2021 • **Christmas Tree:** Location identified in Central Park for a Community Christmas Tree but no power source so again reliant on solar lighting • **FAQ:** RA to produce a frequently asked questions section which it is hoped will help residents understand more about parcel vs estate and other common ownership queries such as who to report street lights to.	DR RMG
Next Meeting: • Future meetings pencilled in for • 22/07/2021 (update – now 12/08/2021)	

Compiled by: SS