Dargavel Residents Association
Minutes of Committee Meeting
12 August 2021 – 6pm

Name	Parcel Developer	Parcel Number	
David Ross (DR)	CC / Persimmon (North)	H2	Apologies
Craig Taft (CT)	CC / Persimmon (North)	H2	✓
Alan Brown (AB)	Taylor Wimpey (North)	H3	✓
Sarah Hamill (SH)	Taylor Wimpey (North)	H3	Apologies
Paul Cairns (PC)	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	Apologies
David McGhee (DM)	Taylor Wimpey H5	H5	✓
Mike Pelosi (MP)	Taylor Wimpey H5	H5	Apologies
Iain Lindsay (IL)	Taylor Wimpey H5	H5	Apologies
Ross McCreight (RM)	Cala	H6	✓
Stephen Sutherland (SS)	Cala	H6	✓
Carol MacFarlane (CM)	Stewart Milne	H29	✓
Graeme Cowan	Stewart Milne	H32	✓
Karin Pointon	Avant	H8	Apologies
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.	
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**: 2021 management fee reduced by £10/15 (TBC) as per budgets, 2022 management fees to be reviewed during budget process. • **Litter Bins**: RMG to commence a review of adequacy of litter bins within parcels • **Health Centre**: Action paused on this for now due to activities of BCC • **H5/E4 Playpark**: Still awaiting response from Ren Council regarding why the playpark within original H5 plan was allowed to be dropped.	RMG RMG

• **Mosshall Drive/Gatehead Crescent junction**: IS has requested that Persimmon review installation of raised table at junction and feedback. • **H3**: Handover Issues still ongoing, official complaint raised. • **Playpark**: Confirmation awaited from RMG of what exactly is to be handed over to residents re the Rossland Woods and Newton Road Playparks. IS believes that JL has previously shared plans, to be confirmed. • **Christmas Tree 2021**: Deferred until next meeting • **Debtor Reports**: SS has done a quick review of reports, RMG to provide some more (anonymised) detail on debt recovery processes within each parcel to allow better analysis. • **Parcel Reserves**: awaiting detailed reconciliation from RMG (since 11/2020) • **H2**: Drainage Issues persisting on strip of land behind Gatehead Crescent, with Persimmon still • **Strawberry Lane/Craigton Link**: Since the last meeting JL has confirmed that these have been handed over to RMG • **H1/H7 & H10 reps**: RMG to confirm details from informal AGMs – No meetings actually held • **H5/E4 Paths**: Action re placement of boulders paused pending council review of original plans • **2020 Accounts**: To be issued shortly, likely September to give RA time to review expenditure reports. • **Handover Packs**: IS to share once specifications for maintained areas received from Endrick Landscapes • **Children Playing Signs H5/E4**: RMG have contacted TW/Persimmon for comment • **H6:** Action lies with RM/SS to move forwards • **RMG Billing:** H4B review still in progress • **Flooding:** Flooding at village square 3 raised with BAE for investigation once SMilne finished developing flats.	RMG RMG RMG RMG RMG RMG ALL RA RMG RMG RM/SS AH BAE
Item 4. RMG • **Active properties currently registered with RMG**: TBC • **Craigton Link Path**: Placement of boulders on hold as original plans show that wooden bollards were expected to have been placed in the areas identified. Council investigating and will confirm to RA in due course. • **Playpark Handover:** Handover of Newton Road and Rossland playparks approaching. ROSPA inspection carried out in April and repairs to be carried out later In August subject to delivery of parts. Clarification awaited from RMG/BAE over exact grounds to be 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. RA requested that JL share a quick update on playpark handover asap Lack of action by BAE on H&S issues identified earlier in the year, rocks still present on surface of play area e.g. around swings at H2 playpark, clear H&S issue. Issue to be formally raised by RA with BAE. • **Contractor update:** o Dargavel Gardens – positive reports received of work done so far. o Acer Landscapes – team were self isolating after a positive case so there was a gap in maintenance for certain parcels but now catching up with maintenance. o Given missed contractor maintenance visits, question raised as to how RMG know if contractor visits are missed. Reliant on resident complaints or contractor updates as no physical inspections	 AH/ RMG RMG AH/SS

routinely carried out post visit. RMG are on site 1-2 times a week but not routinely checking up on quality of work carried out. • **Developer Update**: None received due to JL's absence • **RMG:** Team dedicated to Scotland being put together, based in Northwich. Work underway on migration to new CPL system, Dargavel one of the first sites to benefit, will see impact on 2022 billing. • **Annual Account:** Draft accounts to 31 December 2020 are almost ready for circulation. Expenditure reports for 2020 recently issued to parcel reps, RA requested that RMG give reps until 31/08 to review and feedback before accounts are finalised. • **Path Maintenance:** Quote from DsMcG on resurfacing of Strawberry Lane put on hold while RMG obtain maintenance specification from Endrick Landscapes • **Handover packs**: IS has delayed issue of handover packs while all specifications for maintained areas being received. Plan is to issue as one complete document. • **2021 AGMs**: Diarised for late October to allow time for secondary AGMS in November (if necessary). Likely to be virtual again this year in circumstances. RA request that RMG communicate with unrepresented parcels in advance of AGM process to encourage any interested residents to come forward to be involved with the committee. • **Estate Areas**: Areas maintained by BAE are being cut every three weeks, RMG pushing to bring this down in peak growing season to enhance look of estate. • **Response times**: RA commented on slow response times to email traffic. IS confirmed aim is to respond to all emails within seven days but impact of covid outbreak within the team combined with the large volume of emails has regretfully led to longer response times over recent weeks, however progress is being made on the backlog to bring response times back in line.	JL ALL RMG 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:** PC to investigate setup of shared channel with RMG to enhance communication flow, RMG agreeable in principle, date to be set for demo session. • **RMG Management Fee:** See Action Points at Item 4. • **Dargavel.Net:** SS to engage with resident who volunteered to assist with website to take this forward. • **RMG Accounting:** Spreadsheet to be posted on Teams to allow parcels to track any issues identified in RMG accounting. • **Parcel Updates** o 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, RMG have raised with developer o H5/E4 – Issues reported re lighting columns, RMG have reported to Persimmon/TW o H3 – Issues still ongoing from four years ago (drainage, footpath repair etc), formal complaint now raised and initial response rejected and review requested from area director. o H2 – complaints received re use of visitor parking spaces by residents with multiple cars and work vans. Consensus is that little can be done unless works vehicles are over the permitted size as defined by deeds o H6 – Action sitting with parcel reps to respond to RMG, RM/SS to review and progress o H4B – Concerns raised over billing methodology and historic parcel charges, review work ongoing	 SS AH

○ H4B - Grass Cutting – continued problems with quality of grass cutting but given minimal cost per property and the poor standard of initial landscaping by developer, parcel reps unsure what can be done to remedy the situation. Acer Landscapes doing what they can and part of problem exacerbated by direct impact of COVID on workforce. Lack of understanding among residents as to how meadow areas are meant to be maintained given complaints about lack of grass cutting (bi-annual only) ○ H29 – Lump of metal in grass at village square 1 – reported to RMG some time ago but still not removed. H&S issue and grass not being cut. Land under control of BAE at present. General frustration at slow response from RMG. ○ H1/H7 - Concern from local residents at the apparent lack of any remedial work undertaken by Persimmon to fix the drainage issues at Barmore playpark. RA have confirmed with RMG that should drainage continue to be a problem then Persimmon will be approached. ○ Unlit lighting columns – BAE are sending an electrician to investigate issue with lighting columns on 13/08.	
Item 7. AOB • **Renfrewshire Council Visit**: A good meeting was had with officials from Ren Council and a delegation from RA accompanied them on a walk around. Acknowledgment that there have perhaps been issues with early planning & enforcement but lessons learned for future parcels. RC left with a better appreciation of our frustrations at what we perceive to be poor delivery in some areas. We would welcome an emphasis by the council to review completed works to ensure they meet all our expectations and reassure the local community that we should not experience substantial repairs/maintenance bills earlier than expected. Expectation that a follow up visit will be had to develop that conversation further. Ren Council have agreed to provide copies of original Dargavel Plans as finalised to ensure that RA and RMG are working to correct plans. • **Park & Ride Car Park**: Ren Council have rejected handover of the park and ride so this will either be operated by BAE permanently or a third party will be brought in to operate it (which will likely lead to parking charges). Acknowledged that no scope for further parking so charges could help with capacity issues. • **Dargavel Primary**: Works progressing, likely to open after October holidays. • **Health Centre**: Bishopton Community Council quite active on this and engaging with local councillors, RA to hold off further action at this stage to allow those discussions to develop. BAE confirm dialogue ongoing with NHS. • **Village Square 3:** Persistent flooding issue referred to BAE (SM) to take forward • **Central Park:** Work progressing on phase 1, almost complete and southern play park and lighting installed. • **Litter Strategy:** RA have designed signage to be attached to the bins within Dargavel - AH to progress • **Barrangary Road:** Traffic calming measures to be installed on Barrangary Road and imminently • 20mph speed limit TRO has been approved and will be rolled out shortly • **Roads:** Remedial works to be carried out to Slateford Rd prior to 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). *Carried over to future meetings*	AH RMG

• **RA Logo**: It was proposed that a competition be run for children to design a logo for the RA to generate some community interest. DG to raise this idea with Acting Head Teacher of Dargavel Primary. • **Formakin Link Path:** Work seems to be delayed and now expected by end of year. • **Christmas Tree:** 2021 Christmas Tree to be reviewed at next meeting. • **FAQ:** Committee still to progress this, volunteers sought to assist with drafting the FAQ. • **RMG:** AH suggested a quarterly or bi-annual estate walk around with RMG and a few parcel reps to review progress. Similar approach could also be carried out parcel by parcel. To be discussed and decision taken if RMG agreeable.	DG ALL RA ALL
Next Meeting: • Future meetings pencilled in for • 21/10/2021	

Compiled by: SS