Dargavel Residents Association
Minutes of Committee Meeting
10 February 2022 – 6.30pm

Name	Parcel Developer	Parcel Number	
David Ross (DR)	CC / Persimmon (North)	H2	✓
Craig Taft (CT)	CC / Persimmon (North)	H2	Apologies
Alan Brown (AB)	Taylor Wimpey (North)	H3	✓
Paul Cairns (PC)	Taylor Wimpey (North)	H3	✓
Alan Hoyle (AH)	Stewart Milne	H4b	✓
David Gunn (DG)	Stewart Milne	H4b	✓
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	✓
Ross McCreight (RM)	Cala	H6	✓
Stephen Sutherland (SS)	Cala	H6	✓
Diane Proctor	Taylor Wimpey	H10	✓
Carol MacFarlane (CM)	Stewart Milne	H29	Apologies
Lynn McKechnie	Stewart Milne	H32	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 – RMG joined the meeting at 7pm allowing the committee the first 30 mins 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. Police have been on site frequently and have suggested that they are open to community speed watches and sending members of the public on training to use speed guns. Have been on site with speed guns and some motorists appear to have been stopped for speeding.	
Item 3. Previous Minutes: Action points reviewed and outstanding points as follows: • **H2** – Gatehead Cres/Mosshall Dr junction – ongoing – deal with at parcel level • **H3 Handover issues** – H3 reps to pick this up with Melissa • **Playparks** – 3 playparks due for handover along with some grassed areas, inspections carried out by Active Playground and some minor issues flagged for remedial action prior to handover. Acer Landscapes have inspected grounds and recommended some action. Some points raised by RA have been actioned, other issues disregarded as council take the view playparks meet appropriate standards. Active Playgrounds to inspect quarterly after handover.	DR/CT AB/PC

• **Parcel Debt** – Parcel debt report to be issued week commencing 14/02/2022 • **Reserves -** Balances to be reviewed and issued to each parcel/estate • **H2 drainage issues** – Persimmon unwilling to take any further action, H2 reps to consider next steps at parcel level. • **Accounts** - completed • **BAE Handover Packs** – IS to resend email as not received by RA • **H5/E4 children playing signs** – parcel reps to raise with TW/Persimmon • **H6 tracker** – to be followed up by parcel reps • **H4B** – Being progressed by parcel reps • **Flooding at village square** – Stewart Milne to rectify once building works complete • **Strawberry Lane** – Colin @ BAE has approval for replacement of the surface • **FAQ Document** – on to do list for RA, input awaited from RMG on frequently raised queries • **H5 Playpark** – no response from council • **Defibrillator** – DG to clarify if one to be installed at new school. Karin Pointon has also done some work on this – tbc • **CCTV** – No update • **Resident Survey** – Leave for now • **Litter Bins** – RA to progress • **Site Visits** – RMG now has schedule in place for site visits, published to residents. Schedule to be reviewed and updated if necessary. • **Dargavel Development Map** – RMG to mark up development map received from CASS Associates to show areas that are under their management within the estate areas and flag areas that are approaching handover. • **Funding for future RA led developments** – Reserves to be built up to recognise a ten-year plan • **Logo Design** – DG to raise with Dargavel Primary when appropriate • **Missing Wooden Bollards @ H5/E4 paths** – JL to raise with BAE • **Christmas Tree** – No power available in Central Park. RA to discuss possibility of a tree at village square 1B with BAE.	IS IS DR/CT IS IL/MP/LF RM/SS AH/DG RA/RMG DG/KP RA JL LP DG JL RA
Item 4. RMG • **Active properties currently registered with RMG**: 1,904 (as at Oct 2021) • **Property Manager Update** – Melissa now in place assisting Ilona and out meeting residents and managing six parcels to reduce Ilona's workload. Keen to meet the parcel reps for the parcels that she manages and will contact people when she is next on site. • **Playpark Handover:** Handover of Newton Road and Birch Rd playparks and Central Park playpark approaching along some small grass areas on Slateford Rd and Crosshill Rd. All playparks inspected by Active Playground and some minor issues flagged for action and council inspectors have passed the playparks as meeting their standards. Persimmon have committed to carry out further works to land surrounding Birch Rd playpark over next 6-8 weeks to prepare land for handover, not under remit of BAE so excluded from playpark handover. • **Debt Report:** No concerns over current aged debt level, relatively modest based upon information shared by IS, only a few cases with more significant amounts outstanding and action underway to recover this. Minor debt levels being monitored and reminders issued etc. IS to issue parcel debt reports to parcel reps. Now designated Scotland Team to manages Scottish sites and enhance reporting. RMG asked to present parcel reserve balances at first meeting of each year going forwards.	

• **Incomplete Parcels –** RMG asked to encourage residents from incomplete parcels to put their name forward to get involved with the RA as we are keen to have representation from across Dargavel. Some H33 reps may want to join but JL will try to stimulate interest. • **Estate Grounds –** Mark from Acer Landscapes has been carrying out litter picking and clear up after the bad weather, contractor has been removing stakes from trees that have matured sufficiently. • **Newton Road Playpark –** wall missing some stonework, quotes being obtained to repair wall. • **Newton Road path –** BAE will supply materials if we cover the cost of BAE worker's time to repair the wall that runs along the top of Newton Road path. • **Meeting of 03/02:** LP confirmed that she and Paul Hitchen will have a weekly meeting moving forwards so that head office are more aware of what they are dealing with and issued encountered etc. • **Site Visit Reports –** Suggest RMG commit to upload reports within 3 working days rather than 3 days. • **Meetings over summer –** RA welcome this approach and will give residents to raise any issues outside of the AGM process. • **AGM** – RA would prefer that RMG pick a month in which the AGMs happen rather than have it spread over the year. • **Newsletter** – Paul Hitchen keen to introduce quarterly newsletter and back office will produce the newsletter rather than frontline team. • **10-year forecast** – Keen that RMG implement a ten-year plan to ensure we recognise timeline of likely remedial works to parcel/estate communal grounds over that timescale. • **RMG action plan** – RMG asked to introduce some timescales into their action points so that we can understand what timeframes we are all working too and can manage expectations. • **Teams** – RA have offered to bring RMG into our Teams platform to enhance communication, RMG investigating issues encountered after initial trial. Paul Hitchen to speak to IT to see if issues can be addressed. • **KPIs** – DR asked that we consider some KPIs to allow us to monitor performance and hopefully allow RMG to show positive improvements etc. LP advised that they have some quarterly reports that they use in English sites that they hope to introduce for Scotland. LP to share report template with RA and consider how that could be populated. • **2022 Bills** – Bills to be issued for 2022 imminently	RMG IS IS RMG LP LP PH LP
Item 5. BAE Update • BAE update received from Colin Summerscales. • Dargavel Primary handed over • Traffic calming works should be completed by April • Stage 3 road near new TW site in north of development, initial works now completed. • Prior to handover to the council, further remedial works required to Slateford Rd after recent council inspection. • Remedial works planned on Craigton Drive for later in 2022 • Country Park – Formakin Link path – due to open later in 2022, further works planned. • Health Centre – After much community involvement, upgrade to be made to existing health centre this year and new health centre in 2024. The community are concerned that one new health centre likely to be a better option in the longer term.	

• 20mph traffic order is now in place, police were unaware that there was to be no traffic crossing patrol so acted once they found out to accelerate the reduced traffic speed limit and attention from traffic police to monitor traffic speed.	

Item 6. RA Business
• **Dargavel.Net:** No update received from Paul, SS to make contact.
• **Parcel Updates**
  ○ H5 – Nothing new to report
  ○ E4 – Issues ongoing regarding completion of accounts for block of flats within E4 that have appointed a new factor. RMG will not allow handover until accounts are approved and onus pushed to parcel reps to authorise accounts but not supplying sufficient information to allow verification of costs.
  ○ H3 – Longstanding issues still ongoing, to be picked up with Melissa.
  ○ H2 – Nothing new to report, ongoing drainage issue
  ○ H6 – Discussions ongoing with RMG on various points
  ○ H4B –Formal complaint now raised into historic billing and maintenance issues.
  ○ H29 – Nothing new to report
  ○ H8 – No issues to report
  ○ H32 – No issues to report
  ○ H33 – Nothing new to report
• **Parcel Reps:** Welcome to the new parcel reps Dianne Proctor from H10 and Lynn McKechnie from H32
• **Meeting with RMG 03/02/2022:** Productive and positive meeting held with LP and regional director Paul Hitchen to discuss complaints raised by RA over standard of service received by Dargavel, see minutes circulated. Encouraged by discussions and willingness of RMG to accept that standards are not at the expected level and steps already being taken by RMG to provide further resource and also improve internal systems to give local managers the tools they need to do their jobs effectively. A further meeting to be arranged later in the year to follow up and provide feedback on the impact of the changes being made.
• **AGM Minutes:** Not yet published following AGM process, RMG commitment to circulate these asap.
• **FAQ –** To assist with FAQ we can ask RMG to provide some statistics on call numbers and issues raised etc.
• **New Subcommittee proposed** – Effectively a welcome committee to deliver leaflets to new properties every 3-6 months and to raise awareness and ensure new residents know we are here.
	SS
	
	LP
	
	RA
	
	RA

Item 7. AOB • **Central Park:** Phase 1 now complete and open, new play park opposite the school to be handed over to RMG shortly. Further planting and cultivation to land around playpark as year progresses. • **Barrangary Road:** See BAE update • **Roads:** See BAE update • **Formakin Link Path:** See BAE update • **S75:** David Woodrow of Bishopton Community Council, Councillor James McLaren and AH recently met with CAB to discuss s75 agreement and the failure to deliver the terms of the	

agreement. Legal representation now reviewing the position. Meeting arranged with the council to discuss various issues.	
Next Meeting: • Future meetings pencilled in for • ~~14th April 2022 @ 6.30pm~~ [Postponed to 26/05/22] • 14th July 2022 @ 6.30pm • 29th September 2022 @ 6.30pm • 8th December 2022 @ 6.30pm	

Compiled by: SS 03/04/2022