Meeting of Dargavel Residents Association Committee (DRA)
Held in Ingliston Country Club
6:30pm THURSDAY 26th October 2023

Attending: Alan Hoyle, Chair, H4B (AH), Karin Pointon H8 (KP), David Ross H2 (DR), Ross McCreight H6 (RMcC), Stephen Sutherland H6 (SS), Paul Cairns H3 (PC), Scott Davidson H33 (SD), Jacqueline Armour H33 (JA), Laura Miller H33 (LM), Paul Lawson H8 (PL)

Apologies: Mike Pelosi E4, Diane Proctor H10, Iain Lindsay E4, Flynn Cooper H9

Agenda:

			Action
	Committee Pre-meeting	Introductions to new participants for this meeting; Jacqueline Armour, Laura Miller and Paul Lawson	
	Parcel Updates	PC – landscaped slope between Newton Road Path and North end of H3 to be weeded and replanted to develop wildflower meadow. RMG obtaining quote. This will be a significant piece of work due to the steepness of the slope. PC – Acer are taking over the parcel landscaping after the parcel voted to terminate the contract with Dargavel Gardens. AH – 3 no trees in E4 have been vandalized or fell in the storm. They have now been re-planted. Will monitor to see if they survive as were down for 2+ weeks. JA – Landscaping works to H33 (pre-handover) have not been completed to specification. She has had difficulties getting Stewart Milne to take responsibility however, a plan has now been agreed. RMG will assist in reviewing works before taking over. KP – H8 have had difficulties contacting Craig Massey (RMG) to discuss issues with the workmanship of their landscaping and mono-blocking. SD concurs that communications from RMG are slow. Await date for meeting from RMG.	RMG
	DRA Formalization & Constitution	AH received information from Renfrewshire Council on the criteria for forming a constituted group. This would give us access to grants/charity funding for the estate. PC and SS to discuss best route (Charitable status or Community Interest Company) and feedback to the group.	PC & SS
	New Primary School	DRA have representation on new school focus group (being led by Scope Zero). A questionnaire was issued to residents: 600+ responses were received and 98% confirmed we need more community facilities, available out of hours and for the benefit of the whole of Bishopton. Further update will be in November 2023. AH noted his disappointment that the Council Steering Group did not include any community representatives.	

	DRA Committee 2024	Await dates for AGMs from RMG however, AH confirmed his willingness to remain as Chair for a further year. SD will take over as Secretary from summertime 2024. (PC and Mike Pelosi will take the next 2 sets of minutes). DRA would like to see at least one owner from each parcel representing DRA in 2024	See later
	Main Meeting	Lisa Pieper and Melissa Neilson joined the meeting.	
1	Introductions	All parties gave brief introduction	
2	Previous Minutes	The previous minutes were agreed and signed.	
3	BAE/CLG Update	AH updated the meeting on progress: • BAE and Renfrewshire Council have agreed an area of land for the new primary school. Some social housing and area earmarked for industrial have been removed to facilitate this. New school programmed for completion by Aug 2027. • We have asked BAE for an area of land to be set aside for estate contractors to use for storage. • BAE confirmed that a new path will be constructed between Rossland Woods and Satchel Court, running behind the farmers field adjacent to Birch Road. • The new health centre and Sainsbury's planning applications have been submitted for approval. • Strathclyde Partnership have agreed the new bus service will be operational from Jan/Feb 2024. It will run around the estate circular road and on to Braehead, via the train station. The initial funding provided by the section 75 will ensure that this service runs for 18 months after which the operator will make a financial decision on whether it is viable. • Parcels N1 and N2 have been approved. Building work is due to commence shortly, but first expect first entries to be late 24/early 25. • This has delayed the Central Park works, which now have a completion date of Spring 2026. • BAE confirmed that moving forward playparks will be built with resin safety surface rather than bark.	
4	RMG Update	• The new factoring system (CPL) has given some teething problems, but it is improving and is much better than the previous system. • CPL is not communicating directly with RMG living therefore, a new portal for RMG Living will go live on 6th November. Residents will be notified at that stage. It will look very similar to the current page.	

		• There is a new team of 5no. Scotland specific call handlers in place to give continuity to residents who contact the call centre. The team currently manage 30-40 calls per day, with 87% being answered and resolved on the 1st contact. • RMG are pushing residents to go paperless although they will still send paper format to those who wish. There have been some teething issues with a number of residents asking to go paperless but this not being actioned. • Strawberry Lane footpath – The DRA issued RMG with a consultant's report, which concluded that the footpath was not built to a standard specification, which has resulted in waterlogging of the footpath. BAE have taken the information and will respond in due course. They do acknowledge that the level of the footpath is below the existing ground levels. We await BAE's response. • Estate Map – RMG sourcing supplier to produce map similar to that done for Buckshaw Village. Copy of Buckshaw map to be issued to DRA for review/comment. RMG to contact BAE to ask all developers to submit their plans in a single format, which will make incorporating them into a wider estate map easier in the future. RMG unable to give dates at this stage as they are reliant on 3rd parties to perform. • South Playpark (adjacent to Dargavel Primary School – DRA, RMG and BAE exploring options to TEMPORARILY change the specification of a small area to allow children an area to play in until Central Park is completed. • DRA's Office 365 – RMG have arranged a work-around to pay for the DRA's Office 365 and allows SS name to be taken off of invoices. This issue should resolve once the DRA becomes constituted. • There are no wider estate handovers due imminently. There are 3no parcels currently going through the handover process. • There are currently 2294 'active' units on the estate. • All of the house builders are looking to reduce their rate of completions due to the current economic outlook. New rate at approx. 160 units/year. • RMG (Craig Massey) has still not confirmed what is happening with the estate trees at the junction of Slateford and Crosshill Roads. MN will chase this and respond. • RMG (LP) to issue debt information to DRA.	RMG RMG ALL RMG RMG

		• AH and LP have worked together to produce a 25-year forecast budget. This will allow agreement on a reserve figure to be included within the invoices to mitigate any large bills being received in years to come. Both should be commended for this work!	
5	Winter Gritting	• BAE will continue to grit the main spine road and footpaths as previously (Craigton Rd, Barrangary Rd and Birch Rd). Renfrewshire Council will take this over in the future once adopted. Current council policy is not to grit any other roads or footpaths as is the case across the shire. The estate spent £23k last winter on gritting services. DRA have therefore agreed to follow Renco's plan and not pay for gritting unless specific parcels vote for and pay for this service. DRA have asked RMG to get quotes to have a contractor (likely AFP or Acer) to maintain the grit bins across the estate, which allows residents to grit their own streets/footpaths. We have loaded a copy of RenCo's winter maintenance plan to Dargavel.net and RMG will provide a map that shows the routes that will be gritted by BAE and RenCo.	RMG
6	Litter bins	• New layout, which includes some minor changes to position and size of bins was agreed. This plan hands more bins over to RenCo to service. It will reduce ongoing estate costs • AH will contact Sainsburys for a contribution to help fund the purchase of the additional bins.	AH
7	2024 Budgets	• Having reviewed the cost of periodically replacing the bark floor surface at Birch and Newton Road playparks, AH asked RMG to obtain a quote to replace the bark surface with a soft resin flooring. Upon receipt, a decision can be taken on which to progress with. • As stated above, DRA and RMG have agreed the 25-year forecast budget, which will allow more accurate billing to build up reserves over time to finance larger items such as playpark replacements, etc. • RMG are currently running a pricing exercise with estate contractors to benchmark their quotations against the wider sector. • A number of residents questions were picked up on Facebook. There was insufficient time to run through each at the meeting so RMG will respond back to the DRA in due course and the responses published.	RMG RMG RMG & AH

There being no further business the meeting was closed
Date of next meeting to be confirmed
Minutes taken by David Ross