

Woodilee Residents Association

Meeting of April 24, 2018 at 7.30pm
Lenzie Golf Club

Minutes

Date: April 24, 2018
Time: 7.30pm
Location: Lenzie Golf Club

In attendance

RMG: Elaine Bald Gordon Howie

Residents: Lynn Pike (chair) David Bennett (secretary)
 Shona Angus (treasurer) Pauline Brown
 David Connolly Heather Ellis Paolo Ferone
 Simon Fraser Alastair Fulton Andy Gilpin
 Kirsten Jackson Gordon Jahn Lisa Johnston
 Andy MacKenzie Paul King Patricia Paine
 Philip Paine Cllr Rod Ackland Cllr Sandra Thornton

Apologies: Tony Mackle Janice Mackle Ron Roberts
 Steven Smith Cllr Gillian Renwick

1. Welcome

Lynn Pike (LP) opened the meeting by welcoming all attendees

2. Approval of minutes and matters arising

Minutes of previous meetings, held in October 2017 and January 2018, were approved.

3. Lenzie Community Council update

Paul King (PK) provided an update from Lenzie Community Council meetings. Ideally attending on a monthly basis.

The community council currently provides plants and other associated items at Lenzie Station, but a change was required to this arrangement. It is now planned that, going forward, the community council will provide the funding for the plants (claimed back from ScotRail) and Woodilee RA will provide the manpower to get the plants there and planted.

It is also hoped that Woodilee residents will be able to volunteer to assist at Lenzie Gala Day, which will take place in August this year, helping with tasks such as erecting tents.

A key issue that has been discussed is a change to the community council boundaries. At the moment, parts of Woodilee are covered by Lenzie, Kirkintilloch and Waterside community councils. A letter will be issued to all Woodilee residents asking if, going forward, they are happy for the entire development to be covered by Lenzie CC. These letters will be sent out soon, with the intention that there will be a number of local locations where they can be returned.

It is hoped that, on the back of a survey by Cllr Gillian Renwick, pressure can be laid on bus operators with a view to introducing services in Woodilee – either involving rerouting or extending existing services, or operating a dedicated shuttle bus between the village and Lenzie station.

LP advised that a sum of money had been given to the council by the Woodilee developers to look into issues around parking and transport, and suggested it be something that be investigated. Shona Angus (SA) was asked to investigate further.

4. RMG update and budget

Elaine Bald (EB), regional manager for RMG Scotland, introduced herself, having joined the company in December and with Melissa Syme, who previously covered Woodilee for the company, on sick leave. She also introduced Gordon Howie (GH), who recently joined the company and is tasked with covering Woodilee going forward – currently spending two days a week on-site.

GH clarified that he was aware owners felt there had been a lack of presence on-site for RMG and he was keen to make himself visible and accessible.

Issues were raised around litter collections, particularly at the Calfmuir Road end of the spine road. GH advised that he had discussed this with the contractors and highlighted this issue, and that further work is taking place in terms of more bins being installed. He also advised that he was currently clarifying the frequency of litter collections carried out by the council.

Heather Ellis (HE) asked about larger items left by contractors and Paolo Ferone (PF) advised there was a safety issue with the path behind the Miller development from Calfmuir Road. He suggested there was some discrepancy between planning conditions and what had been left on site. GH said he had discussed this specific issue but he was awaiting a full response from Miller Homes.

PK commented that East Dunbartonshire Council were the only people who could hold the consortium to account in full and GH advised that he wasn't willing to instruct works where it was a handover issue; in these instances the issue should be taken back to the consortium. PK said that around a dozen

specific points had been raised with the consortium a few weeks ago and some changes have already been implemented as a result of that.

LP asked PF if he would be willing to be the RA's liaison with EDC on ensuring planning conditions were being fully met. They will communicate to make that happen. HE asked whether the builders who had left still had any responsibility, and GH advised issues that were raised by the council at handover would still need to be dealt with by the builders directly.

Budget: EB said that they had taken a copy of last year's budget and she felt the sums were sufficient for the year ahead, but the headings and categories could be more detailed. She said what would be preferred, although it will take a few days, would be to pull together all invoices for contractors for Woodilee and analyse where the costs were going.

PK asked when we would know the bill for the year ahead. GH said he was not yet able to be totally satisfied regarding the costs. SF asked when the detailed budget would be issued. EB advised the budget was due to begin from May 1. RMG were advised by the committee that we were not able to approve the budget based on the figures as presented at the meeting.

Gordon Jahn (GJ) said it would be useful to have a read-out against budget at each meeting. LP acknowledged a report of actual cost vs budget has been requested before and it is the intention to have this information going forward.

Andy Gilpin (AG) queried how things had been managed given that there were currently no accounts and no detailed budget. Fears were raised that finances were not being fully managed. EB advised that the financial year runs until the end of this month (April) so accounts could not be provided; however, a budget has to be produced before the end of the month.

PK stated that no residents should be getting fined for late payment at this stage until a budget has been approved and provided, and everyone is happy that they were getting the service they were paying for.

EB said the detailed budget would be available by May 1.

5. Managing resident concerns

LP said that up to now concerns had been held in an "issues list" – a spreadsheet outlining issues that had been emailed in. There has been work to come up with something more formalised to better manage concerns.

PK advised that at the moment there were 51 issues on the spreadsheet – some closed, some passed to RMG, some passed to the consortium, and some where no further action would be taken by the RA.

An interactive map, added to the woodilee.org.uk website, will make it easier for people to identify issues around the estate, by identifying locations of specific issues.

Meanwhile, Simon Fraser (SF) has added a piece of software to the website. The bottom right of each page now features an icon allowing people to log

issues. Members of the association will receive a notification when a new issue is raised, allowing these to be responded to and tracked. A demonstration of the new system was given.

The new system will be trialled for three months and promoted heavily. This will allow common issues to be identified and frequent issues to be dealt with in advance.

GH outlined concerns from some residents that the RA was able to dictate key concerns and confirmed that RMG were able to operate independently in everyone's best interests. Attendees were reminded the RA was formed to ensure benefit to all. It was recommended that people approach the RA to join if they had concerns about the way things were being operated.

6. Litter

GH advised this was probably the biggest issue he had been involved in. Bins weren't being emptied so contractors were instructed to do so, but the vast majority of the bins around Woodilee are managed by EDC and so it is their responsibility to empty these – the only bins that are managed through RMG are the litter bins within the playparks.

GH confirmed he has scheduled a meeting with the council to identify where the bins are at the moment, how many more will go in and which, if any, should be relocated – along with plans in terms of collections.

GH explained that the litter bins within the playpark are being used as dog-waste bins and that has a cost implication – contractors charge more to empty these as they contain hazardous waste. He advised that the cost would reduce if people only put dog waste in the bins labelled for that purpose (which is nearly all of them, aside from the metal ones within playparks).

PK mentioned that he had contacted the local Guides and Cubs, who can get a badge for collecting rubbish. A litter-pick was carried out at the same time as the Easter event. We as residents need to play our part. GH said he had looked at zoning the litter-picks, how the service could be improved from the council, how to segregate dog waste from general litter. There would be H&S issues with doing litter-picking but that is being checked.

HE suggested it might be worth explaining how much the litter collections would cost as a result of their actions.

It was asked who was responsible for the land provisioned for a nursery on Stoneyetts Drive, with a view to clearing that up; RMG will investigate and clarify.

LP said that with regard to historic items there would be a considerable cost to remove these. AG asked whether some elements would be council responsibility. PK advised the consortium had said it would remove some identified items such as protruding bits of metal coil.

7. Drainage

LP outlined that work has been carried out in terms of additional drainage along the woodland path between Miller phase 1 and Cala phase 2. This has had some impact; however, there are some areas where the water is still standing. RMG are in talks with the consortium around that. It was queried whether the surface of the path would be changed, but GH advised that the surface that was installed was as specified by the council and the consortium had advised they would not be willing to fund a change to this.

Moving forward, some trees have to be removed – some of which are now dead due to building works – so it was asked to feed back to the consortium what they could offer to help with either the removal of those trees or a measure that would help positively impact the areas where the trees were being removed. GH advised that was something that he was working on currently.

GH said there was another issue with the drainage – a number of areas where action has been taken to drain private gardens, which has had an impact on the common areas, and some owners will need to be advised of potential issues that their own works may cause.

8. Broadband

GJ advised that a new cabinet for providing fibre broadband had been installed, but it was not yet open for orders. On the RA website is a summary of the current situation – effectively, there is no availability, apart from the occasional slot opening up if someone moves out.

The new cabinet is expected to go live by May and its capacity is thought to be up to 300 lines, though it may not be the case that all of these become available at once.

A forum has been set up, which can also be accessed via the RA website, to discuss broadband. GJ outlined that the government has set up a scheme for businesses to get £2000 towards installing superfast fibre broadband, and residents can get £500 towards it too; however, all residential vouchers must be matched by businesses.

It was queried whether it would be worth arranging a survey of current broadband provision with Woodilee with a view to pursuing that avenue; however, it was felt unlikely to be worthwhile until the new cabinet was online and a full picture of how many users were still unable to access services to a standard they desired was available.

9. Neighbourhood Watch

LP outlined there had been a few incidents shared over the winter such as car keys being taken, properties broken into, and attempts to access properties. She asked whether there was an appetite for a more formal

Neighbourhood Watch to be set up. PK advised that within the past month there had been two crimes in Woodilee, one of which had been cleared up. Lisa Johnston (LJ) said she was happy to investigate the options around setting up a more formal system.

10. Recent and forthcoming events

The Easter egg hunt and tree-planting was very well received with significant support from sponsors. LP recorded thanks to those who had assisted in any way.

11. A.O.C.B.

Andy MacKenzie (AM) spoke on behalf of the residents of Clocktower Court, raising issues with the lawn area outside the building. He clarified that this was private ground and that some residents had experienced verbal abuse when they had informed others of this.

“Residents were advised to make a call to the police to report any instances of verbal abuse or damage to property. Dog fouling can be reported to the Council via their online form, found at <https://www.eastdunbarton.gov.uk/residents/environmental-health-residents/dog-fouling>. It was asked that the association reinforce the fact that this is private ground and update the interactive map to reflect this.

12. DoNM

In closing, LP advised that any further issues could be raised through the website.

The next meeting of the association will be held on Tuesday June 26, details to be confirmed.