

Woodilee Residents Association

Meeting of June 26, 2018 at 7.30pm
Lenzie Golf Club

Minutes – DRAFT

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

In attendance

RMG: Gordon Howie

Residents: Lynn Pike (chair) David Bennett (secretary)
Shona Angus (treasurer) Heather Ellis Paolo Ferone
Simon Fraser Andy Gilpin Gordon Jahn
Lisa Johnston Paul King Andy MacKenzie
Patricia Paine Philip Paine Ron Roberts
Steven Smith Cllr Rod Ackland Cllr Sandra Thornton

Apologies: Elaine Bald (RMG) Cllr Gillian Renwick

1. Welcome

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

2. Approval of minutes and matters arising

An issue had been raised with regard to the minutes relating to trespass law in connection with the area in front of the clock tower building. Clarification is being sought by owners within the building as to whether access rights rules apply to the lawn area.

In terms of matters arising, LP advised that the RA had raised a formal letter of complaint with RMG, submitted on 7 June, following a meeting with Elaine Bald (EB) and Gordon Howie (GH). A response was requested by 22 June, but was not received – this was received on the afternoon of the RA meeting but LP advised she had not yet had a chance to review this. Budget information for the 2018-19 financial year had been issued on the afternoon of 25 June through RMG's online portal (414 households would have received notification, with the remaining 434 to receive a paper copy).

3. Chair's report

LP advised she felt it should be recorded who was on the committee and their roles and positions, and also to try to draft a constitution so that the RA understood how it would work together as a group. She invited applications for anyone keen to take on the role of vice-chair.

She advised that, of all the phases of Woodilee, there is representation from most on the committee, but Cala phase 1 is currently lacking a representative.

LP informed the committee that she had also examined her title deeds and had produced a draft constitution on that basis, as well as the ground maintenance specification as detailed in the deeds. GH advised that that should be seen as a minimum requirement.

The intention is that having a constitution and record of roles in place would provide a clearer way to move forward if any positions should change in future. The proposal at this stage is that the constitution would be formally agreed at the forthcoming AGM, due in September.

4. Treasurer's report

Shona Angus (SA) advised she will be looking through all invoices paid to contractors by RMG. She has received a sample so far and has not seen anything untoward, but for completeness she is keen to see the full set.

She raised a concern that the last audited accounts she could find were from the 2015-16 financial year, with no copy of the 2016-17 or 2017-18 accounts yet available. PK advised that the process may take around six months, and GH advised that 2016-17 accounts should have been issued.

LP thanked SA for her time in going through the accounts, which had in particular brought up an issue with the level of management fee paid to RMG, resulting in a reduction for the forthcoming year.

SA queried the amount that was due to be paid by the consortium for "downstream defenders". GH advised that he had met the consortium and raised this issue. He confirmed that the only cost that would be incurred by residents was for a survey, with a statement from the consortium confirming that they would be billed for the work that was then carried out on their behalf.

5. RMG report

GH advised that the 2018-19 budget had been the biggest issue, with upper management within RMG having been involved in reviewing this. EB (who was unable to attend the meeting) had been doing a lot of work on that area. GH apologised on RMG's behalf for the delay on this being prepared but felt that the issues raised had now been addressed.

PK pointed out that while there had been delays, SA had identified an overcharge of £1500 as a result of this. A further £1500 is being paid by RMG as a gesture of goodwill. The view was that this £3000 would be used for a specific project to enhance the development going forward.

It was explained that the overall budget has also reduced, with reductions found on auditing and on public liability insurance. SA advised that knowing that the management fee is now set at the correct level helps everyone going forward. GH advised there had been an issue within RMG whereby differences between Scottish and English law had not been identified, and that this was now being addressed.

Andy Gilpin (AG) said it was a far more positive message and the fact it had come down and was based on facts was a huge improvement.

Andy MacKenzie (AMcK) queried when residents would receive invoices. GH said the budget had gone to head office for processing. LP advised it should be towards the end of the week of the meeting.

In terms of progress, LP commented that GH had been putting a lot of time into Woodilee since he started work. GH advised that for the first three months he had been briefed to engage with the RA, owners and contractors and be visible on site; carry out a full walkround and inspection; build relationships and look to improve the service.

GH said his initial findings were that some common areas were not being kept appropriately, and some areas were not being improved. He found some areas that were not being included in the maintenance and that has now been resolved, with a transition period whereby there were two separate cycles of maintenance.

He advised that there had been a dispute with the develop around remedial works required near the James Salmon building, but this had now been resolved. The border along Menzies Drive near the Springfield phase 1 development had not been being maintained. There are now plans for those areas.

GH noted that urgent works were required on tree management. A plan is now in place and outstanding works are being addressed, with a tree surgeon due to start on 2 July to carry out work on up to 80 trees. This work would be better carried out in autumn as this reduces the chance of animals nesting within the trees, but it has been agreed with the contractor that if

works cannot be carried out on any trees at this stage as a result of nesting then the cost of that element of the work will be deducted. The work will take less than fourteen days and the total cost, if all trees are able to be worked on, would be around £17,000 but that would be covered fully by reserves.

GH advised that he had identified a crack within a silver birch on Memorial Way, which was subsequently lost in the storms earlier in June. This damaged the fence of one neighbouring owner, but the cost of that will be covered.

On the estate more generally, GH said there had been issues with the standard of maintenance along Menzies Drive, but the specification had now been clarified. One particular issue was an area at the entrance to Woodilee that was being blanket-sprayed for Japanese knotweed, rather than spot-sprayed, resulting in no plants surviving.

Another five bins plus a self-standing dog waste bin opposite the toddler playpark are to be installed – this will include one at each end of the walkway between the Springfield 2 and Persimmon phases. The basket bins in the playparks will be removed as they are not fit for purpose.

GH's full and detailed report will be shared with members of the committee.

Controlled species have been mapped and the ongoing control measures have been reviewed. It is planned to continue planting of additional trees. Details will be sent to David Bennett (DB) so that the Google map on the website can be updated.

EB is keen for a push for direct surgeries for residents to meet with RMG going forward.

In terms of the consortium, a number of issues have been raised but they have been receptive. Again their responses will be shared with the committee.

6. Resident concerns

a. Litter

LP advised this had become an issue again, with posts being installed but bins not having appeared yet, and the basketball courts area looking particularly bad. RMG have addressed what they can but it's thought there might be some need for signage and education. The Spar are trying to keep on top of the problems in that area and are now working with the RA. PK advised that Spar had expressed a willingness to hold litter-picking sticks etc so that these can then be used by community groups.

GH advised that the council are happy to supply bin bags for these events. Sanctuary Housing are also doing litter-picks in that area.

LP asked whether it was in the interests of the association to hire a skip and hold an event where some of the larger items that were abandoned could be cleared on a voluntary basis. GH advised they would need to clarify the health and safety aspect and what areas would be covered.

b. Broadband

LP advised that there was a new cabinet installed and additional fibre slots available. GJ confirmed that slots were still available, these having gone live after the last meeting. More capacity has been added since then. He advised that there are reports of some people struggling to order – it appears that when the capacity is constrained the number of slots that are available to each individual ISP is limited. One way round that is that if you are out of your minimum period you can change provider. Longer term, GJ commented it would still be a good plan to pursue even faster broadband speeds, with Hyperoptic having already started moving into the Kirkintilloch area. The next step would be them starting to supply flats in Woodilee itself and then, ideally, coming into homes beyond that.

LP suggested that an update be issued via the website in terms of the progress that had been made thus far.

c. Neighbourhood Watch

Lisa Johnston (LJ) has investigated this and established it is a straightforward process to register Woodilee as a Neighbourhood Watch area if a degree of interest can be established – there needs to be participation from homeowners to make this worthwhile. A form can be circulated to see what the level of interest is – potentially via the website in the first instance, or possibly with a version that can be completed online. It would then be a case of engaging with East Dunbartonshire Council and Police Scotland and then deciding how meetings should be held – whether they would be separate from the RA or linked. There is already one area (Lapwing Avenue) that is understood to have organised its own local Neighbourhood Watch group.

GH asked if there was a contact with the community police. LJ said there was not at this stage. GH proposed that this would potentially be something useful as that could lead to a police report at future RA meetings.

AG questioned whether it made sense to wait until the RA was more substantially up and running before hiving off some element of it. It was suggested that it might be worth discussion at the AGM, and its wider audience.

SA said the input of community police, particularly in encouraging people to phone 101, would be worthwhile. LP advised that Crimestoppers was also an

alternative so it would be worth having advice on the best route for each of these. AG proposed having community police attending at the AGM in September.

d. Traffic calming measures

LP advised that residents in the Persimmon and Miller 2 phases had raised concerns around speed in their areas. While this is a shared space area, it forces people on the road. Cllr Thornton (ST) advised that the shared space concept itself counts as traffic calming.

Heather Ellis (HE) asked whether the pull-in areas were meant for parking or passing places. GH was unsure. There are a number of designated visitor parking bays but the developers are generally resistant to putting such things in place. If vehicles are causing an obstruction to visibility then that can be referred to police. An example would be leaving Woodilee while going to Initiative Road with people parking there – whether it be yellow lines or signs. The council suggests it would monitor the problem to see if it was ongoing and if it would cause a road hazard.

GH said the developers would argue that there was traffic calming as it goes to a single track.

AG asked what the speed limit was on the spine road. It was advised it is an adopted road section so any changes to that would need to be referred back to the council.

GH advised that with regard to Persimmon and Miller 2 speed bumps, he believes they have been surveying for traffic calming as part of a full survey.

e. Acoustic Bund works

LP advised that the bund beyond Calfmuir had been moved back and that there had been additional planting, with trees also to be planted. Paolo Ferone (PF) advised that the key issue was the developers meeting the requirements in the initial plan that was submitted for the estate. The committee was told that the council have flagged up a number of issues regarding the bridle path, which is going to be evaluated within the next week or so, and further planning may need to be carried out as a result of this. GH advised that work is taking place to install pedestrian signs, which will also prevent vehicles turning in the area where the path meets Calfmuir Road. Where paths lead on to the bridle path from within Miller Phase 2, the consortium have been given photos and instructions to put in place topsoil to make good on these as they are not currently fit for purpose.

7. Lenzie Community Council update

a. Boundaries survey

PK said that 90 returns had been received. There was one spoiled paper but the rest were unanimously in favour of joining Lenzie Community Council. The next step is that there will be an attempt to obtain a list of property addresses for the Ofgang parcel along with the Taylor Wimpey development and pre-existing properties within the Woodilee area. Cllr Ackland (CRA) advised that the councillors could go on behalf of the CRA and community council with this mandate to then survey the remaining areas.

b. Adopt a station

PK said that work on this had somewhat come to a halt as there was a need for some volunteers, both to plan and also to carry materials to the station from the nearby car park. PK said he would look to put out a post seeking volunteers to carry materials and then plant them.

c. Galafest – 18 August

A team of people are involved in this and they have raised a huge amount in terms of sponsorship. Thousands of people are anticipated to attend if the weather is clement. PK advised they were seeking six people to help carry out preparations.

If you are interested in volunteering for either the station planting and/or the Galafest please get in touch via contact@woodilee.org.uk.

8. Bus survey results

PK had been in discussion with Cllr Sandra Renwick (who was unable to attend the meeting) to find out results of the survey carried out with regard to public transport in Woodilee earlier in the year. There were 200 returns received, and 89% of the returns said they would use a bus service, while just 6% said a definite no. 70% of transport currently used is car. The next step would be convincing SPT to do their own research. Cllr Renwick is proposing organising a public meeting later in the summer.

Car park works are due to take place at Lenzie station, as is the introduction of additional yellow lines on street corners nearby. LP asked whether the car park works were happening before the yellow lines were introduced. RA advised it was likely the lines would be in place first. GJ asked whether the council was still pushing for a station in Woodilee. CRA said the council was keeping areas for park-and-ride car parks but LP advised the indication was that there would not be a station in Woodilee at this time.

9. Close

LP said there had been a request that, as part of the Kirkintilloch Canal Festival, the multi-use pitch area in Woodilee be used to host a family fun event featuring inflatables. The event would be on 22 August. The plan was accepted unanimously by the committee, with the proviso that the organisers would have to provide details of suitable public liability cover. N.B. the organisers have now pulled out of this event due to other commitments during the Canal Festival.

The next meeting will be the AGM, with date and venue to be confirmed depending on venue availability.