

Woodilee Residents Association

Committee Meeting CM2021-02 – 7pm, 16th Feb 2021 – Online MS Teams Meeting

Minutes

1. Welcome and Apologies

Ewan opened the meeting, welcoming attendees to the meeting.

In attendance were:

- Ewan Miller (EM)
- Paul Ellison (PE)
- Gordon Jahn (GJ)
- Neil Logue (NL)
- Graeme Middleton (GM)
- Marie MacAuley (MM)
- Stuart McIntyre (SM)
- Shona Angus (SA)
- Stephen Bamford (SB)
- MJ Dias (JD)

Apologies were received from:

- N/A

2. Approval of Minutes and Matters Arising

a. Last Committee Meeting Minutes

Previous meeting minutes are approved and published at <http://www.woodilee.org.uk/committee-meeting-cm2021-01/>

EM proposed / GJ seconded.

b. Matters Arising - Ⓐ items from minutes

Reference	Action	Assignee
AGM2020 – 3.2	Investigate / provide missing accounts information for 2018/19 and 2019/20 periods	PE
Sitting with PE awaiting setting up a meeting.		
CM2020-12 – 7a	Gordon to reintroduce revised constitution at a future meeting	GJ
Carry forward		
CM2020-12b – 2b-1	Agree process to get regular site debt updates / follow up information	PE
Carry forward		
CM2021-01-4-1	Send performance report on to RMG	EM
Passed on – response was not as positive as expected and was quite “he said, she said.” Chair chose to disagree with most of the RMG excuses and responded confirming that the focus should be on the recommendations which RMG appeared to broadly support in their response to the performance review. Meeting agreed to take place Tue 23/02 including key RA committee members and RMG. Focus of meeting to be the improvement recommendations. Also agreed that the Chair will confirm to RMG that the RA seeks to run a vote amongst residents which would		

Reference	Action	Assignee
	provide the committee the powers to decide who should be the factor of Woodilee Village going forward. Agreed to discuss with RMG the mechanism for running such a vote. Follow up with RMG next Tuesday. Close	
CM2021-01-4-2	Invite views from residents r.e. factors	EM
	Posted content and posted on Website and FB and had a good amount of engagement indicating support for removing RMG. There were no positive comment. Close	
CM2020-12b – 5-1	Produce a sign / slide encouraging acceptable MUGA use with “Do's and Don't's” to be posted	NL
	This was updated but Neil suggests we should understand whether we allow commercial use and confirming this. PE believes that given that residents use the facility for 1-1 PT and attending classes then commercial use should be allowed by the committee. EM suggests that we should allow commercial use. Question over liability. PE suggests we can have guidelines or formal rules – someone should come up with proposal Vote taken on whether commercial use should be included within this consideration: <ul style="list-style-type: none"> • For: SA, JD, SM, EM, GM, PE, MM • Abstentions: NL and GJ Shona also raises whether dogs should be in the MUGA – suggests no dogs to make them free of possible dog mess. Close this action but new action: Ⓐ CM2021-02-2a PE / NL / SM to come back with proposal / a sub group meeting	
CM2021-01-7	Recirculate the MUGA Dos and Donts for comments	GJ
	Hold pending outcome of new action	
CM2020-12b – 5-2	Seek better understanding of the legal position and what the Committee can or cannot do in respect of restricting use of the MUGA should this continue to be an issue	EM
	Carry forward – EM continues to seek clarification from RMG on how commercial 3rd parties using the facility relates to public liability insurance RMG have. RMG have not responded to this ask for several weeks.	
CM2020-12b – 8	Place a post on the WRA website / Facebook advising of the planning applications in the new year (GJ)	GJ
	Carry forward	
CM2020-12b – 10-2	Advice on street lighting (+roads and drains) with contact details to website	GJ
	Carry forward	
CM2020-12b-10-3-1	Shona to pass details of the bridge state on to Ewan as part of RMG comms to enquire about why the maintenance seems to have lagged so much and left us with a bridge in need of repair.	SA
	Passed on to Ewan who took these to RMG. Quotes weren't seen but apparently Root One have been contracted.	

Reference	Action	Assignee
Ewan passed on that the H&S report indicated there were some medium risk items and questioned whether there was a liability here. Switching of factors might then result in maintenance having to be undertaken.		
Possibly pick critical items – bridge, stairs and pick up on the Active Playgrounds items.		
Close this action but new action:		
Ⓐ CM2021-02-2b EM to ask RMG to focus on the critical items – bridge and stairs		
Ⓐ CM2021-02-2c EM to pass on list of items being chased across estate		
CM2021-01-10	Request Root One spec for review ahead of renewal	EM
To be reviewed in March.		
Carry forward		

3. Update on Asbestos situation

An initial report has been received from RMG.

Information received notes the presence of asbestos debris within the fenced off areas, but the materials are currently stable.

Further testing is currently awaited from RMG’s contractors at this time and on receipt of all information the committee shall review and seek to agree the next steps.

Safety fencing shall remain in place to isolate areas affected.

The committee shall look to review land ownership and options to offset any associated clean-up costs.

Ⓐ EM to seek advice and share back to the group

4. Persimmon Wall Area (S. Bamford Invited)

Very long story – around houses, RMG, consortium, Persimmon - might be getting somewhere with one wall.

Stephen presented that kids access the wall from both ends and through climbing, run along and the stones / ballast with a 5m drop to railings – could be life threatening. Once up, stones are often thrown from this area too.

Some feedback has been that people are presented with risks and this should be acceptable.

Resident observed that fence should be closer to the edge so there isn’t a large space to run along but has not been built to plan. Persimmon have not responded to this. Handrail was previously on the fence but was removed at the end of building.

After looking they committed to build a fence but it’s not stopping anyone – met with a representative who plans to extend the fence and add chicken wire at the bottom to prevent access.

Other walls (gabion baskets) at the “zig zag path” on Market Road and NHBC guidelines don’t appear to have been followed.

Melissa has been contacted on this – has been complained to about inaction on this – but indicated that the residents would then be liable if there was a death or injury. The RA is also awaiting an engineer's report from RMG which is understood to be restricted to the main crib wall risk.

GM – the NHBC guidelines is from a building control standard. The timber wall should have an accessory that gives a much smaller lip to prevent climbing. Similar wall in Easterhouse by Persimmon seems to have appropriate protection installed.

EM – keep in touch with SB on Persimmon one and request information from MS on why this wouldn't be in the Osterna report. Possible decision from RA on whether further action is required. Keep as agenda item for next meeting.

Ⓐ EM to request information on the wall risks from Osterna / RMG

5. Council Liaison Update

Nothing to report.

6. AOCB

GM – to update, had an exchange with Anne-Marie in Miller 2 on the streetlighting behind Calmuir Road terrace. Resident has chased people down and pushed people for a solution but no immediate solution available now.

GM – Alma Construction are progressing some streetscape remedial work as part of the work to gain further adoption of areas by the council

PE/EM – is it worth discussing the management fee and breakdown ahead of the budget meeting? Agreed a frank discussion with RMG around the service they provide and whether they would be willing to offer a reduction is required. To be raised Tuesday in meeting with RMG.

7. Agreement of Future Meeting Dates

Next meeting was arranged for 16/03/2021 but the budget is due from RMG during March so this meeting may be delayed if the draft budget is available around the date of the meeting.

8. Close

Summary of Outstanding Actions After Meeting

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CM2020-12b – 10-2	Advice on street lighting (+roads and drains) with contact details to website	GJ
CM2021-02-2a	Set up MUGA rules sub-group to propose rules	PE/NL/SM
CM2021-02-2b	Ask RMG to focus on high priority items	EM
CM2021-02-2c	Ewan to pass on list of items to be checked	EM
CM2021-02-3	Ewan to gather information on asbestos and share	EM
CM2021-02-4	Request information on the wall risks from Osterna / RMG	EM