

# Kings Moat Residents' Association Meeting Minutes

Date	Time	Link
6 <sup>th</sup> April 2025	19:00	<a href="https://www.youtube.com/watch?v=d5w08EDHLZ4">https://www.youtube.com/watch?v=d5w08EDHLZ4</a>

Attendance	Apologies	Minutes of Previous Meeting
Paul Booth Patricia Brassil Poole Liz Quinn	Ravi Khubchandani Danielle O'Brien	Agreed as read and correct

## Chair's Update Paul Booth

Paul thanked everyone for attending the meeting and shared key updates:

### **VE Day commemorations:**

- We will commemorate VE Day with a community picnic on bank holiday Monday 5<sup>th</sup> May. This event is at the planning stage at the moment with more information available shortly. Applications for funding have been submitted and we are awaiting a response.
- Razia noted that while the member's budget is open, funding decisions are on hold due to the by-elections on 2nd May.

Paul encouraged everyone to bring their own picnic and own drinks for a relaxed, informal gathering.

### **Doddlestone Parish Council Magazine – 50th Edition:**

Although we weren't around when the magazine first began, Paul will be submitting a contribution to celebrate this milestone. Paul invited anyone with news from our estate that they can share such as:

- Charity involvement
- Fundraising efforts
- Personal achievements or big challenges
- Or anything else community-worthy

Please get in touch so we can include it in the write-up.

### **PCSO Visit:**

Paul informed the meeting that we recently had a visit from our PCSO (Police Community Support Officer), who set up a small stall with freebies and helpful information. We had a chance to share some of our concerns and learn more about local safety initiatives.

We also received flyers on things like Neighbourhood Watch and other safety tips which will be shared in the WhatsApp group soon.

### **Meeting Recordings**

Paul advised that this meeting is being recorded to allow those who couldn't attend to watch it back. He acknowledged feedback that the current meeting time doesn't work for everyone. While it's difficult to find a time that suits all, we hope the recording helps keep everyone informed and included.

### **Future Meeting Format**

Paul also shared that we're exploring the option of holding hybrid meetings – part in-person and part via Teams. One possible venue being considered is Westminster Park Community Centre. We're planning to visit the site to see what facilities they have available and to assess whether we'd need to bring in any additional audio-visual equipment, such as a spider mic, to make hybrid participation work effectively. This is something we're potentially looking to trial for the AGM, we will keep everyone posted as plans progress.

### **Redrow Update**

Paul reported that we don't have an update from Redrow this time. A meeting had been arranged, but

they didn't attend. We'll continue trying to engage with them and will share any updates as soon as we have them.

## Leavers/Joiners/Vacancies

As part of our regular reporting Paul noted that a few members have recently stepped down from the committee. While they've all said they loved being part of the committee, other commitments have made it difficult for them to continue.

We'd like to say a big thank you to David Haycock, Annabelle Collins, Chitton Badwaj, and Olivia (surname to be confirmed) for all their contributions. We really appreciate everything they've done and also that they stepped forward in the first place to get involved.

With these departures we do now have a few vacancies. The committee allows for up to 12 general members in addition to the named roles, at the moment we are at 8 members.

We are pleased to say that Chris O'Brien and Siân Bury have recently offered to help.

We'd like to formally welcome them in. To do that, we just need a proposer and seconder for each:

- Chris O'Brien – Proposed by Cllr Daniels and seconded by Jill.
- Siân Bury – Proposed by Patricia and seconded by Jill.

Thank you to everyone for that – that takes us up to 10 members, leaving 2 spaces still available.

If anyone else would like to join the Residents' Committee, please get in touch! Even if you're watching this back later, the invitation is open. There's no minimum time commitment, we usually just meet casually, sometimes over a drink at Westminster Park or Sandstone or someone's home, to plan activities and discuss ideas. It's a sociable, supportive group and a great way to get involved in the community.

So if you're interested, we would appreciate your help and would love to hear from you!

## Developer Update Patricia Brassil-Poole

### Site updates:

#### Speed Limit Signage

- The estate is now officially a **20mph zone**.
- Issues with signs at the entrances (near the show homes and The King's School) have been resolved.
- A temporary 30mph limit near The King's School remains under review.
- **Action:** Cllr. Daniels to arrange a meeting with Highways to discuss the long-term enforcement of the 20mph limit after road adoption.

#### Playground by Substation Compound

- Equipment is complete and passed safety checks.
- Opening delayed due to outstanding access and landscaping works.
- Taylor Wimpey aims to open the playground by Autumn 2026.
- Lorna has issued an update via email to residents.

#### Parking on Roman Crescent

- "No Parking" signs have reduced issues near Tiberius Way.
- Students are now parking further down near the compound.
- Taylor Wimpey to install additional signs in this area.
- Signage has been ordered and is pending installation.

#### Streetlighting Repairs

- Scheduled completion: **27 March**.
- No recent complaints, but confirmation needed.
- **Action:** Follow-up with Taylor Wimpey for status update.

#### Road Resurfacing

- Still awaiting dates from Taylor Wimpey's technical team.
- Roman Crescent excluded until construction is complete.

#### Path to Westminster Park Shops

- Project delayed due to ongoing Phase 3 building work.
- Estimated completion: **2026**, post-construction.
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### **Fencing Request by Shop Entrance**

- Request submitted for fencing to stop shortcutting across grass.
- Under review by Taylor Wimpey's technical team.

### **Green Space Concerns – Phase 3**

- Residents raised concerns over loss of expected green space.
- Area now being built on despite expectations it would remain open.
- A **planning enforcement request** has been submitted.
- Council has advised this could take months to investigate.
- **Action:** Raise again in the upcoming Highways/planning meeting arranged by Cllr. Daniels.

### **Acknowledgements & Thanks**

Patricia was formally thanked for her extensive work compiling and presenting the estate updates. Liz praised it as an "excellent piece of work" and noted the positive feedback received. Paul and Cllr. Razia Daniels both seconded the sentiment, acknowledging the considerable effort involved. Paul noted the behind-the-scenes work including maintaining the tracker, collecting resident feedback and regular coordination with Taylor Wimpey.

Patricia thanked Cllr. Razia Daniels for her continued support, particularly through her regular surgeries. Patricia highlighted that these provide an excellent opportunity for residents to raise concerns and that a committee member would aim to attend each time to bring forward any group-wide issues. Patricia acknowledged the Councillor's valuable help, especially on council and highways matters.

Cllr. Razia Daniels reiterated her commitment to supporting residents and asked the committee to help promote her surgeries. She noted that she tries to post reminders the Friday before each surgery and sometimes sends messages via Facebook, though she understands it's not always monitored in real time.

Paul acknowledged this and committed to sharing a reminder on the residents' WhatsApp group each Saturday morning, noting he may set up a reminder to help stay consistent.

Cllr. Daniels encouraged residents to reach out to her directly by email for any concerns, reaffirming that although she doesn't have a magic wand, she is always happy to help.

The committee expressed their appreciation for her continued engagement and support.

## **RMG Residential Management Group Danielle O'Brien**

### **RMG Update**

- The KMRA was due to meet with RMG on 4<sup>th</sup> April but the meeting was cancelled just hours before due to illness, with no new date proposed yet.
- RMG has completed some additional work on the grounds after the previous walkaround with them. They have:
  - Removed moss from the paths.
  - Completed the edging work.
  - Fixed the beehive sign after it was damaged by their gardener.

However, there are still outstanding issues:

- Dead plants have not been replaced.
- Bark has not been topped up.
- The AGM that RMG promised has not yet occurred and the quarterly meetings that were promised have not been held either. The KMRA have also asked for a list of areas that RMG expects to take over from the Developers so that KMRA can inspect them. These areas should meet a certain standard before being accepted by RMG
- The KMRA is still waiting for RMG to provide:
  - A detailed breakdown of their expenditure
  - Accounts for the period ending December 24<sup>th</sup>
  - Yearly Accounts should be distributed to all home owners by the end of June

## Proposal to change Articles of Association for Wrexham Road Management Company

**Context:** Kings Moat Residents' Association is proposing a change to the Articles of Association for Wrexham Rd Management Company who are the company responsible for managing the estate's maintenance. The current setup requires a vote from 50% of home owners to change or replace RMG. KMRA deem this could be very challenging as the estate grows.

- **Proposed Change:** KMRA want to remove the requirement for 50% of home owners to approve such changes. Instead, they propose:
  - A 75% majority vote of home owners would be required to change or replace RMG
  - KMRA believe this would simplify the process for making necessary changes in the future, particularly if residents become unhappy with RMG
- **Rationale:** Concern over the prospect of rising management fees and the potential difficulty of selling homes if fees become too high, potentially impacting property values. KMRA want to ensure that the estate is better protected in the future by making it easier to change RMG if necessary. While KMRA are not looking to remove RMG immediately, they want to ensure future flexibility.
- **Next Steps:** KMRA plans to approach residents to request signatures on proxy forms for the proposed change. As support will be required from home owners, committee members are asked to help spread the word and encourage neighbours to get behind the proposal.

## Website Launch Liz Quinn

### Liz shared the screen and provided a demo of the new website

The new website is in the early stages with big ideas for its future development. The intention is to include the whole community with representation from local schools, shops and organisations as the area grows. The website is starting small but the goal is for it to expand and include resources relevant to residents of Kings Moat.

#### Website Features:

- **Welcome Page:** The homepage includes a warm welcome message and features a little history on King Moat along with maps and plans of the area..
- **About the Committee:** The committee page introduces Paul, Danielle, Liz and Emrah along with their roles. Liz reminded committee members to provide photos for inclusion on the website.
- **Meeting Minutes:** Starting from 2022 Minutes of all previous KMRA meetings are available on the website.
- **Communication:** A QR code links to the community's WhatsApp group for easier communication.
- **Documents:** The Constitution is available and as the community grows more policy documents will be added.
- **Local News:** Recent updates, such as the appointment of a new Academy Trust for the primary school and local initiatives like Brad Stanley's fundraiser for mental health are featured on the site.
- **Local Resources:** The site will include useful information for newcomers, such as contact details for local surgeries, dentists and schools. We are also working on adding preschools and nurseries along with other community services.
- **Local Businesses:** We aim to create a list of businesses with an address on Kings Moat. While the list will not be an endorsement, it will provide information about local businesses for residents.
- **External Links:** Links to other local communities and organisations, such as Dodelston Parish Council and Westminster Park Residents Association are included. The goal is to build up more links as the website evolves.
- **Developer Updates:** The website will feature updates from the Developers, currently includes a couple of good news stories from Redrow. We are waiting for a response from Taylor Wimpey to provide content for the website.
- **Additional Resources:** A section is under development to provide information on practical matters for new residents, such as waste collection details and bus timetables.

- **Contact and Feedback:** A "Contact Us" page is available for residents to get in touch with the committee. The committee is open to receiving feedback, suggestions for content, and news updates to further develop the site.

#### **Acknowledgments and Appreciation:**

- Paul expressed thanks to Liz for her hard work in bringing the website idea to life. He praised Liz for taking the concept and transforming it into a fully functioning site. Paul also recognised her efforts in coordinating contributions from various members and for securing funding from Dodleston which was a significant support for the project.
- Liz thanked everyone for their contributions, acknowledging that the website is still in its early stages but hoped it would grow into a valuable resource for the community.
- Cllr. Daniels praised the website calling it impressive and offered assistance to help further develop the site
- Liz confirmed that she is working on adding the correct location for Cllr Daniel's surgeries, as the previous information was incorrect. This update will be added to the site in due course.

#### **Ongoing Updates:**

- Cllr. Dainels emphasised that while the website is fantastic, it's important to keep it regularly updated with fresh content. She offered her help in providing information to ensure that the site stays current and useful. Liz agreed to share a link to the site and email with Cllr Daniels so that information could be shared and added to the website.

#### **Any Other Business**

##### **Resident Inquiry:**

A resident raised a concern regarding the clearing of the litter bin. Paul mentioned that he had spoken with Taylor Wimpy about the issue. Taylor Wimpy reached out to Stone, the company responsible for some of the public open spaces but Stone redirected them to RMG as the party responsible for the litter bin. Taylor Wimpy then contacted RMG to ask if they could come and empty the bins, and also what the future frequency of litter bin emptying will be moving forward. Paul reported he has not received any response from RMG. Paul to follow up with Taylor Wimpey to see if they can chase RMG for a response and resolution on the matter.