

Regency Park



Residents Association

Minutes of RPRA Meeting on Monday 28 August 2023 at 7.30pm Viewpark Parish Church (Thornwood Room)

Sederunt:

Louise McAllister (Chair), Jim Burns (Factor Manager), Susan Gibson (Treasurer), Malcolm Carmichael, Alistair McMillan, Aileen Knudsen, Mary Beaton, Les Watson, Brian McAree, Elaine McAree and Patricia Brady.

1. Welcome and Introductions (Louise McAllister, Chair)

Louise welcomed those present and thanked them for their attendance.

2. Apologies

Apologies were received from Peter Knudsen, Martin McCabe and Gary McAllister.

3. Approval of the minutes from the RPRA Meeting on Monday 20 March 2023

Minutes of the RPRA meeting held on Monday 20 March 2023 were delivered to each household and the minute was approved by Jim Burns and seconded by Mary Beaton.

4. Treasurer's Report (Susan Gibson, Treasurer)

Susan introduced herself as the new Treasurer and advised she had met with Aileen Knudsen, previous temporary Treasurer to handover the accounts. This was Susan's first report as Treasurer and she gave an update on the accounts from February 2023 to present.

Susan undertook, as her first tasks, to review the accounts and set up online banking. Online Banking is now set up and Susan has also set up a Mobile App for convenience and has access to the accounts.

Susan is now able to make bank transfers to pay invoices, instead of using cheques. It was agreed to leave the address of the accounts as Aileen's address as part of due diligence, so that she can still view Statement of accounts in addition to Susan as Treasurer. Susan reviewed the accounts to ascertain which residents were in arrears and which are up to date.

Residents in Arrears

- 20 residents in arrears (3 nearly paid off 2-4 months) and 1 resident in credit due to not changing standing order back to £8.
- Of the above 21 residents there are no concerns with 17 residents
- Of the remaining 4 residents the concerns are as follows:
 - 1) £189.00 arrears - emailed 19 June 2023 and 22 August 2023 – resident has now increased from £5.00 to £8.00, not currently paying arrears, no communication received.
 - 2) -£196.00 arrears - currently paying an additional £2.00, £168 payment May23, review May 2024.
 - 3) £496.00 arrears - high balance, currently paying an additional £16.00, review May 2024.
 - 4) £21.00 arrears, currently the only resident paying £5.00 instead of the £8 per month fee. Emailed on 19 June 2023 and 22 August 2023 and awaiting a reply.

Current Finances as at 28 August 2023

Bank Balance: £22,058.22

Floats: £4,890.00

Remaining balance of Fees: £17,168.22

Total remaining arrears still to be paid: £2,947.30 (Previous arrears £7,029.00 – thanks to those who have already settled their arrears.)

5. Factor's Report (Jim Burns, Factor Manager)

Jim Burns, Factor Manager gave the following report:

- Summer maintenance programme ongoing ie grass cutting etc.
- Shrubs areas are all looking neat and tidy throughout.
- Secured £300.00 funding from Brian Clarke of Parklane re maintenance of strip of grass Aitkenhead Road. Maintenance of the plot is ongoing. Funding from Parklane is not obligatory and in the event of the funding not being given the RPRAs agreed to fund this to ensure the area is well maintained.
- New signs have been put in place as follows: 'No Dogs Allowed' at the entrance of each of the two playparks and new 'Slow Down' and 'No Parking' signs at the entrance of the Burns Playpark, replacing damaged old signs. These signs are needed here as the park is next to a busy junction. One of the signs has been obscured by the new electric box recently put in place. Jim will arrange for the sign to be moved.
- Playpark inspections have been completed in June 2023. All okay in general, a few minor issues raised, for which Jim has asked the inspection company for a quote. One issue, ie bark, will be ordered and spread by Stewart, the RPRAs gardener as we can get it much cheaper.
- The Chute in the Burns playpark has been painted with the three original colours, red, yellow and blue, park benches have been painted and all wooden parts of the play equipment have been treated with wood preservative. Lucaz carried out this work.
- Jim contacted North Lanarkshire Council (NLC) re large bins in the estate. They are not secured to the ground, but NLC explained they are fairly heavy. Jim explained one had appeared to have blown over creating a mess and Jim said it appeared to have been an isolated incident. NLC have said if bins blow over again then Jim should contact them and they will look at what can be done. Is it possible that vandals might have toppled the bin. Jim has tried to move one that was only partially filled and they weigh a ton so it is not expected that the wind could blow them over.
- Following a reply from NLC with regards to speed restriction advice saying that it is a Police matter, Jim contacted Police Scotland via email on 4 May 2023 and got a reply on 5 May 2023, saying someone from the relevant department would contact him, which never happened. Jim emailed them again on 19 June 2023 and got a similar reply to my first email, with the addition if registration numbers could be passed onto police. Still no contact from them.
- Jim wrote to Taylor Wimpey with regards the plots of land between Armstrong Crescent and Vallantine Crescent. The contractors had not appeared this cutting season but glad to say Sarah from Taylor Wimpey got the matter sorted and said she would try to ensure this work would be carried out on an ongoing basis to save Jim contacting them.
- As reported on a WhatsApp, there has been some targeted vandalism to the structures of the play equipment over the past couple of years. The most recent attack could have resulted in the framework of the swings being compromised. Jim repaired damaged areas, albeit with alternative nuts and bolts as opposed to the Kompan ones, they do the same job. Stewart and Jim are keeping a close eye on the equipment to see if there are any further instances of vandalism. Police Scotland at Bellshill have been contacted and Jim was advised that the Community police would contact him, which never happened. The Playpark inspection confirms the safety of the equipment.
- Kerbside areas have all been sprayed last week. Used to be done by NLC. It is possible that rain may have affected some of the spraying. If so, these areas will be repeated.
- A request was made for a larger bin to be placed at the spare ground where Cowan Wynd meets Armstrong Crescent. NLC have taken the small bin away but haven't replaced it with the larger one. Jim will contact them for an update.
- Future projects – bark for play areas, probably 3 to 4 cubic metres per playpark at a total cost of around £700.00 to be done over the winter. It is also hoped to widen the path between Leesland and Barrwood to allow parents with buggies and children to walk side by side.
- Great to see that the contractors on behalf of SP Energy have left the estate. Hopefully we will all reap the benefits of the improvements to the infrastructure. This work to upgrade powerpoints was carried out without notification to residents.

Louise, as Chair, thanked Jim for the factoring arrangements undertaken. A discussion on how the RPRAs residents now have **more improvements for a lot less money** which relies

Please note: the RPRAs are not contacted separately from the Council or any Contractor when work is carried out in the estate and therefore cannot be held responsible for notifying residents. The Committee are simply residents too so we rely on residents taking action/raising issues with us if there are any concerns in the estate we may, as an Association, be able to help with. Often a number of complaints from various residents to Council, Police, Contractors can make a difference. Thanks to those who took action with the SP Energy company and kept the RPRAs up to date with information to allow us to share it on our Facebook.

on residents paying their £8/month (and any arrears) and also the Committee for volunteering to carry on the good work already in place, particularly the Factor Manager and the Gardener. A discussion on cost comparisons of previous Factors (Hacking and Paterson) and the rising costs of nearby estates recognised the RPRAs have worked hard to maintain a high standard in the estate and keep on top of issues arising for a very low fee of £8 per month.

6. Neighbourhood Watch Team Report (Aileen Knudsen, Co-ordinator)

- **Residents' Data – Final update**

Initial trawl earlier this year resulted in 61 residents returning their updated data. A further trawl of the RPRAs residents data was carried out just last week and so far another 4 residents have returned their proforma with their updated data. The importance of this data is to allow the RPRAs Committee to carry out their duties in terms of reconciling the Bank Statements and also to improve communication where possible. If you have still to return your data form please return it to 14 Cowan Wynd – many thanks.

- **Short, Medium and Long Term Aims**

The Short, Medium and Long Term aims were shared at the last meeting and included as part of the agenda and subsequently the minutes of that meeting. Further feedback reiterated the requirement to encourage keeping the estate tidy including the maintenance of the parking bays. The issues raised will continue to form the agenda for the Committee and advised to the RPRAs as the issues are addressed. Most of the issues relate to factoring arrangements which are in good hands with Jim keeping his finger on the pulse and voluntary regular inspection of the estate and attendance of issues arising by Stewart, the gardener or Jim himself. Other issues raised in terms of communication and social events covered under the Chair's report.

7. Chair's Report

- **Vacant Role of Secretary on the Committee** – it is recognised that the Association can function best with a full Committee and we are currently missing a Secretary. The Office Bearer roles are held for a short 2 year period with a review at the AGM of each year. The current Committee are juggling work/family life and if you think you can lighten their load by joining them for 3 Committee meetings a year and 3 full RPRAs meetings plus preparation of the agendas and minutes, it would be very much appreciated. Full support will be given by the Committee to anyone taking on this role. Please contact Louise McAllister if you are interested – you can pm her through the RPRAs facebook.

Help Please

- ✓ **Kerbsides** - From Friday 8 September 2023 (10 days after Jim/Stewart sprayed kerbsides so the weeds should be dead), if you could remove the dead weeds from the kerbsides in front of your own home that will make a difference to the overall look of the estate. Currently, our gardener is employed to keep the common areas tidy and this doesn't include kerbsides so the recent spraying was an additional task and cost.
- ✓ **Dog Fouling** – If dog owners could ensure their dogs don't foul in a residents' garden and instead use common ground and ensure they lift their dog's poo. It is recognised that many dog owners walking in the estate are responsible, however, a few are still guilty of leaving unwanted mess in residents' gardens. Ring doorbells may highlight some of the guilty parties in the future and allow residents to resolve this directly with those responsible.
- ✓ **Gardens** – Keep your garden in good order, and thanks to all of you who already do this. If you are struggling with your garden you can now look at the RPRAs website for some tips on gardening.

- Clear up day – It was agreed the Clear Up day will be held next year and in the meantime, Jim and Stewart are currently working on spraying kerbsides to kill off the weeds. Jim and Stewart have been careful not to spray near residents' grass areas as it may discolour their grass temporarily. The RPRA are asking for your help in tidying up the estate too – here's what you can do to help if you are fit and able:

Jim will also contact NLC to ask if the road-sweeper will come round to clean up the kerbsides too.

- **Social Event for RPRA** – A party to celebrate the 30th anniversary of the estate's existence was discussed. Aileen will discuss the organisation of this with a resident who is experienced in organising events. The event will include something for the children too and likely to be held in February 2024 – look out for more information and if you wish to be involved in organising this event contact aileen.knudsen@hotmail.com.
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- RPRA Facebook – Please consider joining us, if you are not already a member, at www.facebook.com/groups/regencyparkresidentsassociation
- RPRA Generic Email – If you have any issues you can email the generic email address at rpra@live.co.uk
- Website for Regency Park Residents Association – Find out more about your Association at our new website at - www.regencyparkra.com

8. AOCB

- Wall and Fence at Aitkenhead Road – It was agreed to work towards improving the wall by cleaning the coping stones and the fence by replacing it with a galvanised fence (section by section) would become a priority for the RPRA. This task and the cost would be spread over a 5 year plan.
- Moss on pavements and in lane at Leesland – Alistair raised the issue of moss on pavements and the lane as an issue which may be a hazard to residents. Jim agreed to look at options for cleaning up the moss and Alistair also has a product which may make a difference. A further update will be provided in due course.

9. Date of Next Meeting

Monday 27 November 2023 at 7.30pm for the full RPRA meeting with the Committee meeting being held on Monday 6 November 2023.