



# KINGS MOAT RESIDENTS' ASSOCIATION QUARTERLY MEETING

SUNDAY 13<sup>TH</sup> OCTOBER 2024 @ 7PM

---

## AGENDA

1. Apologies for Absence & Minutes of Previous Meeting
  2. Chair's Update
  3. Upcoming Events
  4. Doddleston Council
  5. Taylor Wimpey update
  6. RMG Task Force Update
  7. Any Other Business
- 

**Kings Moat Residents' Association (KMRA) Meeting held on October 13th, 2024:**

### 1. Apologies for Absence & Approval of Previous Minutes

- **Minutes of the Previous Meeting:**  
The minutes from the previous meeting (AGM) were sent out via email and WhatsApp. These were proposed as an accurate record by Danielle and seconded by Phil. This ensured that the previous meeting's actions were formally approved before moving on to new matters.

### 2. Chair's Update (Paul Booth)

- **Doddleston Parish Council:**  
KMRA discussed the **Council tax precept** paid to Doddleston Parish Council (PC). As Kings Moat falls under Doddleston, residents pay a portion of their taxes to the parish. KMRA has been actively reaching out to Doddleston to establish a stronger relationship. The council is open to collaborating with KMRA on community projects.  
Specific topics discussed with Doddleston include:
  - **Council Services:** Doddleston PC manages local amenities such as notice boards, benches, bins, bus stops, and flood defences. They also fund initiatives like digging for flood defences and host events like carol singing.
  - **Financial Contributions:** Doddleston PC is now aware of the significant additional income they receive from the Kings Moat estate, which has increased their budget. KMRA highlighted that, as over half of the parish's



income now comes from Kings Moat, KMRA would like to see fairer support for the estate, such as funding for local amenities like Christmas trees and dog poo bags.

- **Joint Events:** KMRA residents are invited to attend Doddleston events, and the two parties will keep each other informed about future events.
- **Long-term Possibilities:** KMRA is exploring whether forming its own **Parish Council** would be beneficial, as Kings Moat grows larger than the original Doddleston parish. A representative from KMRA is meeting with Kingsmead Parish Council (a similar estate) to understand how they successfully transitioned to their own council.
- **Taylor Wimpey Update:**

Patricia Brassil Poole has been actively trying to secure a face-to-face meeting with **Taylor Wimpey**, but this has proven difficult. Despite this, Patricia has continued to chase updates and ensure that ongoing issues are not ignored. A more detailed update was provided later in the meeting.
- **RMG Task Force:**

Danielle gave a heads-up on a comprehensive update about the **RMG Task Force**, which is tackling several important issues with estate management, particularly around **landscape maintenance**, contracts, and value for money.

### 3. Upcoming Events

- **Halloween Competition:**

KMRA is organizing a **Halloween decoration competition** on October 28th, with Councillor Razia Daniels judging. Residents don't need to officially enter; decorations will simply be judged during a walk around the estate.

  - **Prizes:**
    - 1st prize: £100 voucher for Grosvenor Garden Centre (donated by Redrow)
    - 2nd prize: £50 town & city voucher (donated by KMRA)
    - 3rd prize: £30 voucher for Three Fellas (a burger place) donated by Emrah, a resident.
- **Christmas Event:**

Scheduled for **November 30th**, with support from Redrow and the residents' committee. The event will feature live music (performed in a show house garage), a visit from Father Christmas, and snacks/drinks. It's an opportunity for residents to meet, enjoy the holiday spirit, and foster a sense of community.

  - **Funding:** Councillor Razia Daniels mentioned that although her Member's Budget is stretched, she is working to allocate any leftover funds from the Handbridge Community Association to support KMRA's Christmas event. Further support might also come from Doddleston Parish Council.

### 4. Doddleston Parish Council Meeting Update



- **Meeting Details:**

Paul Booth and Liz from KMRA met with the **Doddleston Parish Council** to discuss various matters. They met the Parish Council's Chair and Vice Chair, who expressed willingness to collaborate on a number of issues.
- **Council Services:**

Doddleston PC maintains six notice boards, benches, bins (including dog waste bags), bus stops, and local flood defenses. Although these services primarily benefit the original Doddleston area, the council is open to extending some support to Kings Moat.
- **Council Contributions:**

While KMRA currently contributes a significant amount to Doddleston's budget (more than doubling their income), the parish was unaware of KMRA's existence until recently. Moving forward, Doddleston PC will be more involved with the Kings Moat estate and is open to funding future initiatives. They are even offering KMRA the use of their **equipment**, such as marquees for events.
- **Doddleston Parish Council & KMRA Collaboration:**

Monthly discussions will be held between KMRA and Doddleston PC to address estate needs.
- **Potential Long-term Solution:** KMRA is exploring the option of forming its own Parish Council in the future once the estate is fully developed.

## 5. RMG Task Force Update (Danielle)

- **Major Concerns with RMG:**

Danielle provided a detailed update on the **issues with RMG** (the estate management company), highlighting a number of serious concerns:

  - **Lack of Accountability:** RMG has not been adhering to the service level agreements. They have failed to hold **monthly resident surgeries**, perform regular **site inspections**, or organize an **annual general meeting**.
  - **Overcharging:** RMG was found to be **charging fees twice** for the same services, including a £3000 charge for a fire risk assessment. Additionally, RMG's management fees have increased by £5000 since the original quote, without offering extra value or work in return.
  - **Service Gaps:** The **landscape contractor**, Envira Care, had not been properly maintaining the grounds, and RMG had not been supervising their work. Dead plants had not been replaced, and basic landscaping (such as edging and weeding) had not been performed on schedule.
  - **Financial Transparency:** KMRA is pushing for more financial transparency and accountability. They want RMG to **refund management fees** for services not rendered, particularly since RMG has been collecting fees for amenities like the sports pitches and play areas, which are not yet usable by residents.



- **Future Actions:** KMRA is considering pushing for a **change in managing agents** or a shift to resident-managed estate services. They may also seek to amend the **Articles of Association** to remove the clause requiring 50% of residents' approval to change managing agents.

## 6. Taylor Wimpey Updates (Patricia Brassil Poole)

- **Play Areas:**  
Three **playgrounds** across the estate are expected to be completed and ready for use by the **end of October 2024**. This includes final safety inspections and repairs.
- **Football Pitches:**  
The football pitches and pavilion are still in progress, with the pavilion scheduled for completion by **spring 2025** and the pitches ready by **autumn 2025**.
- **Speed Signs & School Parking:**  
Speed limit signs (promised for a 20mph zone) are still delayed, though Taylor Wimpey has committed to installing them soon. Issues with **school parking** are being monitored, with efforts made to alleviate the problem by working with **King's School** to provide more parking spaces.
- **Other Issues:**  
Flooding and footpath repairs remain unresolved, and the resurfacing of roads in certain parts of the estate is still pending.

## 7. Other Business

- **Parish Council Representation:** KMRA discussed the potential for Kings Moat residents to gain representation on **Doddleston Parish Council**. Currently, the parish council has open spaces, and residents are encouraged to get involved.
- **Management of the Estate:** Discussions are ongoing about how KMRA might manage the estate better, either by setting up its own Parish Council or by gaining more influence over the management contracts and service levels.