

Kings Moat Residents Association

Annual General Meeting

Date: 14-01-2024

Time: 19:30

Adoption of minutes of previous meeting	<ul style="list-style-type: none"> • No inaccuracies or concerns regarding the previous minutes. • Nikki Bailey proposed this motion and Patricia Brassil seconded.
Apologies for absence	<ul style="list-style-type: none"> • Pamela Hall, Razia Daniels (??)
Events Update	<ul style="list-style-type: none"> • Nikki and Phil thanked the councillors Matt and Razia including Event Organisers, Volunteers, and everyone in the estate for the support and participation. • Special thanks to Redrow for offering the show homes to celebrate the Christmas party. • It was a great opportunity for the residents to meet and greet families and children. Overall, it was a successful event. • Looking forward to organise Sport Event or Garden Party for this summer. Ravi mentioned we can have 2 events per year and that we could request for grants from the council. Currently we have £960 available that can be used.
Chair's update - Phil McCann	<ul style="list-style-type: none"> • Phil gave an overview of what happened in last three months (from Nov 2023 to Jan 2024) • The issue with site activity in the early mornings is now resolved. Redrow acknowledged the concerns raised by KMRA residents about contractors starting work early morning causing noise and traffic with the site activity and apologised for the inconvenience caused. We now have the contractors & developers from 8 AM this has significant reduction in traffic and noise. • We managed to obtain a pledge from TW to put No Parking signage in place along Roman Crescent. • We had 3 flooding incidents in last three

	<p>months.</p> <ul style="list-style-type: none"> • One house was flooded, and a garden was flooded. TW and Council blaming each other, and the resident is still waiting for an answer. Requesting Gav Moore and Pamela Hall to discuss this flooding issue with the developers while doing walk arounds. • Recurring floods on the Herons way roundabout. Members of the Westminster Park Residents Association made it clear that Kings Moat Garden Village development was not to blame for the flooding incidents. • The estate has big water attenuation tanks as required by the planning permission. The flood water is coming from the Grosvenor estate land which is on the opposite side of the Wrexham Road and not due to the estate development. We are aware that only one section of the estate is regularly flooded and addressed to the developers who will need to fix it. • Councillors Razia and Matt have raised concerns about flooding and CWaC highway engineers told that the Grosvenor estate land was to blame and they are waiting for Blocked trashed screen to be cleared by the end of January 2024 hoping to fix the flooding issues. • Phil contacted Doddleston parish council about a meeting to discuss what they can do for us as parish council to which they have responded that they will get back to us with a date in 2024.
<p>Planning application update by Patricia Brassil – Update on the association’s work and position on Taylor Wimpey’s planning application for phase 3 of the site.</p>	<ul style="list-style-type: none"> • Patricia had excellent meeting with Taylor Wimpey about the next phase of development. TW have made the following amendments in response to the refusal on April 4, 2023: • TW has revised the storey height of houses at the boundaries removing the majority of 2.5 stories (except some remain in a 38-plot section that was too late to amend). • Relocated the central open space to

	<p>create more of a central shared space</p> <ul style="list-style-type: none"> • Created a '1 for 1' dwellings along the two main boundaries to Five Ashes Rd. and Sherbourne Ave. • Ensured existing surveyed boundary lines remain with several boundary treatment options. <p>KMRA would like to highlight the following area from the plans which may also be of interest to existing Kings Moat residents:</p> <ul style="list-style-type: none"> - Target Market Change: <ul style="list-style-type: none"> • The phase now reflects a higher proportion (65%) of 3-bedroom dwellings or less. There are no 5-bedroom properties included in the phase presenting a divergence in TW's target market. - Street Scene: <ul style="list-style-type: none"> • The street scene and house mix along the inner estate boundary facing Roman Crescent (King's School Exit side) does not reflect the existing housing mix on Roman Crescent. - Transport Assessment <ul style="list-style-type: none"> • The phase can accommodate 366 car parking spaces (inc. garages) and the current assumption in the plan is that traffic will disperse equally among all exits off the estate (including eventually an exit at the Park and Ride) • However, the flow and volume of King's School traffic is unlikely to have been taken into account when the impact assessment was conducted and given the proximity to the Kings School exit, we'd expect a larger proportion to exit there adding additional congestion at peak times.
RMG discussion	<ul style="list-style-type: none"> • There were few concerns raised by the Kings Moat residents regarding the invoice sent out recently. - The residents raised a concern about RMG sending a standard invoice without notifying the residents leading to missing out the deadline to pay the RMG fees. - Most of the residents were unaware of it until the discussion started on the WhatsApp group. A notification from RMG about invoices being dispatched would help

	<p>residents avoiding late fees and penalties being paid unnecessarily.</p> <ul style="list-style-type: none"> - The residents also raised concerns that, the invoice does not mention how the money collected is being genuinely utilised for estate maintenance. The invoice should have break down of how much money is being used for each of the maintenance work that is being carried out in the estate. - Since the site developments are happening in phases, the residents feel that RMG should not charge for the maintenance until all the amenities are fully operational. • We have the right to hold a poll to have alternate or different management company. If at least 50% of residents collectively support the decision to get rid of RMG and suggest an alternative management company, we can establish a task force to address these issues with RMG and also possibly include one of us as a representative or Directors of the management company to work with the management company in future.
<p>Maintenance issues raised around the estate raised with Taylor Wimpy and Redrow</p>	<ul style="list-style-type: none"> • Requesting Gav Moore and Pamela Hall to do walk around with TW and Redrow site mangers respectively to highlight the concerns around the estate as few of the problems are still not fixed and put forward suggestions about what needs to be done during the walk around in next 3 months and report back any outstanding concerns / issues. • Gary – TW site manager is aware about the flooding that happens in the pathways of Devana Gardens during heavy rains. Still trying to understand the cause of heavy floods. • Few other concerns such as streetlights not working on Gladius Square and Tiberius Way, uneven road surfaces, a white metal fencing lying from past few weeks were addressed with TW however, so far, no action has been taken neither by RMG or TW. • Noticed that drains on the Roman

	<p>Present have lots of vegetation growing. Also wastes from wagons are going into the drains. This needs to be addressed with TW planning application meeting. Phil mentioned he will pick this up with Lorna while doing walk around.</p> <ul style="list-style-type: none"> • Annabel Collins mentioned about no update received on access to Park and Ride on the Wrexham Road which was supposed to be available by January 2024. Pamela is going to liaise with Redrow to get an update on this. • Phil is going to speak with Paul Friston about the access to the path that connects Westminster Park estate via the tiny play area on the TW side. • Still waiting for the completion of Play Area and which is planned to be installed by Spring. This involves sign off from Health and Safety. The timescale for the playing fields is about the same as for the play area. RMG to take over the maintenance of the play area and Play fields. • Patricia Gail – a new resident who moved into estate last December 2023 attended the KMRA meeting and spoke about water flooding issues near the houses parallel to Moat. These are TW plots 19 plots 365 to 384. Water is flooding from Westminster Park estate, and this has been reported to TW customer care office and waiting for a response from them to take action. TW flood engineer proposed a land drain / solution to which TW did not accept it. She is still working in conjunction with TW to sort this problem. • Phil suggested to send the site map of the residence and photos as evidence showing the property flooded with water coming from Westminster estate and email to king's moat email address so that we can address this with TW site manager.
School update	<ul style="list-style-type: none"> • Kings Moat residents have made representations on the new school to be built on the site. The Council should be prioritising temporary expansion of local schools as an interim solution to make sure

	<p>there are enough school places nearby for children from the estate before the new school is built.</p> <ul style="list-style-type: none"> • We had an agreement that the money the council has obtained from developers to fund an interim solution (referred to as the 'off site education contribution') will be used. They will analyse school applications from the estate and look forward to using the money at the schools nearby. Belgrave Primary school that is most popular with families here.
Any other Business	<ul style="list-style-type: none"> • We are still working with the council to get the bin installed near Kings School Bus Stop. • Matt Carter mentioned that the council does assessment of how much litter is present, service request history and assets in the area, footfall to install bins near Kings School Bus Stop. • Phil supported his claim by saying, if the council staff observes during the hours of school pupil returning home, it gives a different picture to decide whether the bins need to be installed or not. Hopefully, this will influence the council to install bins near Kings School Bus Stop.

Meeting Closed at 20:30

Next Meeting on 14/04/2024 at 19:30 hours via zoom meeting