

Minutes of the
Fernwood Central Residents' Association (FCRA) Committee Meeting
Held at 19:15 hrs on Wednesday 24th September 2025
Fernwood Village Hall

1. Attendance:

Present			Apologies
John Newton (JN)	Nick Roberts (NR)		
David Heath (DH)	Terry McSwiney (TM)		
Henry Micah (HM)		AR = A Resident	

2. Approval of the Minutes and Matters Arising

The Minutes of the 30th July 2025 were approved.

2.4 The bills from FirstPort had still not been sent out. This will be discussed later in the meeting.

3. Chairmans Report

JN reported that he had written to Vanessa Crane regarding the failures to provide the information that had previously been promised by her but no response had been received. Many of these items were from the previous Joint Meeting with Barratt David Wilson Homes, the next of which was due on 9th October.

Concern was raised about the continued lack of FirstPort bills from June and that people were worried that these might arrive close to the November bills. There was also concern that this was giving rise to difficulties during house sales, as the maintenance payments were outstanding and would require correction. One person had been told that this delay was due to the accounts not being finalised, which was clearly wrong as the accounts had been finalised and posted on line and the bills would be based upon the budget. Which had also been finalised and posted.

After discussion, it was agreed that a formal complaint be written to Barratt David Wilson Homes immediately detailing the failures and the lack of responses and the failure of FirstPort to send out the long overdue 6 monthly bills. It was hoped that a response would be received in time to enable consideration to be given to the benefit of the proposed Joint Meeting on the 9th October.

4. Treasurers Report

HM presented the Treasurers' report and commented that there were no transactions other than the regular monthly fees for web usage and the new bank fee.

5. Secretarys Report

DH reported that there still appeared to be problems with the Creatio system, with the support staff apparently being unable to read the details in cases raised.

DH reported that he had received a request from a resident about the tree maintenance work being undertaken and, on enquiry, had received a list of the work from our Facilities Manager (FM). Discussion ensued about how little we knew about the special non budgeted work being undertaken by FirstPort, how much it was costing and how much was required in the near future. NR volunteered to meet with FM to find out more about this.

DH reported that our letter to the Parish Council had been an item on the agenda for their meeting the previous Monday. However, an enquiry with the Clerk had revealed that we would not receive a response from the Council until the minutes of the meeting had been approved which was expected to be in a further month's time.

6. Questions from Fernwood Residents

A resident briefed the meeting about his experience in obtaining a Deed of Variation that was not in direct relation to a house sale. He outlined the process and said that it completed quite quickly in 6 weeks overall with which he was satisfied. The cost including his solicitors fees amounted to approximately £1,500.

7. Consultation of Fernwood Business Park Proposals

The meeting discussed the proposals for the development on the Business Park and agreed that the Committee should not a "take a view" on the proposal. Individuals were encouraged to submit their own responses to the developer.

8. Date of Future Meetings

After discussion, it was agreed that the monthly meeting that was due to take place in December would not be required. The next meetings would therefore be on:

Wednesday 29th October 2025 at 7:15pm – Village Hall

Wednesday 26th November 2025 at 7:15pm – Village Hall

Meeting Closed 20:35 hrs