

Fernwood Maintenance Strategy Group Meeting

Notes

25 August 2015 – 7.00pm - 9.30pm

Fernwood Village Hall, Ruby's Avenue, Fernwood, NG24 3RS

Attendees:

FERNWOOD Maintenance Strategy Group (FMSG)

David Heath (DH)
Antony Barson (AB)
Dee Harrison (DEH)
Pete Murray (PM)
Barry Smith (BS)
Sue Taylor (ST)

Welcome

1. Feedback from the meeting with Barratt David Wilson Homes (BDWH)

The meeting with Chris Penn (CP) and Phil Hinton (PH) from BDWH on the 18th Aug 2015 was reviewed. DH felt that the mood of BDWH had changed and thought that this was probably due to legal advice being sort from their solicitors. Earlier meetings had been a lot more positive.

BDWH have refused Fernwood sight of the 999 year lease contract with First Port (FP). - It was agreed for DH to write to Fernwood Parish Council (FPC) to urge the chairman to formally write to Newark & Sherwood District Council (NSDC) requesting the need to urgently push through the handover of the public open spaces including the freehold car parks from BDWH to NSDC. This hopefully would ensure early sight of the contracts currently in place and any tenders previously made which could possibly then be made available to Fernwood. The letter to include that FPC would wish that all future planned public spaces within dwelling property build plans in the Fernwood parish boundary also be handed to the council for maintenance care.

ACTION - DH to write to FPC

BDWH do not feel they would be able to legally cancel the contract with FP for poor performance as FP are willing to examine the accounts for the last 10 years and put right any errors.

BDWH reported that now the ragwort had died back in the meadow, the farmer has been asked to review the possibility of re-starting flail mowing on an ongoing basis.

ACTION - DH to advise the Conservation Society.

Additional Charges by First Port - CP appeared not to realise the extent of the 'extra charges' imposed on residents and Fernwood supplied a spreadsheet of the charges & increases since 2013 to date.

Freehold Contracts - BDWH will provide a statement providing the reason why the freehold contracts have the restriction clauses they do.

2. Review of the Outstanding Questions to First Port

A revised summary of all the questions asked to FP and a summary record of the answers has been created. Set out in category groups it is a lot easier to follow. It was agreed to send a copy of just those OUTSTANDING to FP. New questions were also included regarding the 'extra fees', Careline monitoring and developer's Void charge.

ACTION - ST to create a document and forward to DH for sending to FP

The 'Extra Fees' were discussed and apparently residents are being charged even when there is just a mortgage rate change. More research and documentation is required before this is challenged.

ACTION - DEH to investigate with Barclays bank, Newark.

Not all permission certificates have a published fee. i.e. satellite dishes, solar panels, conservatories.

ACTION - DH to ask for published costs for these permission certificates.

It became apparent that FMSG do not have much information re the 'linked site' - The Woodlands. More information and documentation is required and AB & DEH know families living in the area Reed Close, Youngs Avenue etc. so they offered to investigate to try and obtain a Transfer Contract Document and a set of accounts

	for any/all previous years. The scheme identifying number is: 39346. ACTION - AB & DEH to investigate the 'linked site' documentation
3.	Next Steps
	<p>A new Ombudsman service has become available and it was thought it could be useful to freeholders. Discussion concerning Ombudsmen led to an agreement that it would be the last resort and in the meantime it was imperative to keep records of the actions we have carried out to try and resolve our issues.</p> <p>Everyone agreed to <u>wait for the legal opinion</u> but meanwhile:</p> <ul style="list-style-type: none"> • Put links to the 'extra fees' survey on Fernwood Residents Association (FRA) website and on Facebook • Follow up and push for answers from BDWH • Wait for FP financial review due end October 2015 • Compile a list of requests for Robert Jenrick (RJ) <p style="text-align: right;">ACTION - Everyone to email DH with their case for RJ</p>
4.	Consideration of the Survey re the Extra Charges (<i>Property Transfer Fees</i>)
	<p>DH and BS had created a survey for online completion by residents to ascertain how many people were affected by the 'extra fees' and the how much revenue Fernwood was generating for FP.</p> <p>It was agreed that:</p> <ul style="list-style-type: none"> ● the questions were reasonable and it should be put online as soon as possible; ● that a short paragraph would be added prior to the questions to explain the aim of the survey. ● that a “flyer” be compiled that advertised the survey with a QR code link and that the flyer be distributed at the Residents Association meeting on 1st September.
Date of the Next Meeting:	To be Advised.