

Minutes

Alders and Birchgate Residents Association Meeting

DATE 26 June 2025

TIME 19:00

MEETING CALLED TO ORDER BY Gary Dick

IN ATTENDANCE

Gary Dick, Naomi Minto, Peter Hughes, Maxim Souter, Steve Cole (Taylor Wimpey), Tammy Taylor (Taylor Wimpey), Reese Horne (Taylor Wimpey), members of the public

WELCOME AND INTRODUCTION

Introduction from Gary Dick

CORE MEETING DISCUSSION

1. Roads and Infrastructure

- **Jay Crescent, Bittern Way & Sparrow Avenue:**
Works on these roads are due to commence soon. Garry Dick read a Facebook post from a local councillor confirming the update.
- **Ironworks and Surfacing:**
Some ironworks have been raised, but the work remains incomplete. Further works are scheduled to begin on 21st June but do **not** include all roads. No surfacing is currently planned beyond Jay Crescent.
- **Crossroads Resurfacing:**
The crossroads leading into town will be resurfaced, but timeframes are currently unknown.

2. Landscaping and Green Spaces

- **Large Green Area:**
The community voted for this space to become a landscaped community garden. The committee will liaise with Councillor Nixon for updates. Legal issues with South Norfolk Council are still to be resolved. Taylor Wimpey noted that if landscaped, the area will likely be included in the management fee.
- **Tree Planting & Maintenance:**
 - Plans are in place to plant more trees.
 - Tree supports require loosening or removal – Taylor Wimpey to discuss with Giles Management.
- **Grass Cutting and Drainage:**
Concerns raised about poor or lack of grass cutting in Phase 1 and weeds in drainage channels. Taylor Wimpey to address this with Giles Management.

3. Development & Estate Matters

- **Bovis (Vistry) and Hopkins Estate Connection:**
Bovis (Vistry) is responsible for connecting their development with the Hopkins estate.
- **Underdeveloped Area (Opposite New School):**
A resident raised concerns about the abandoned appearance. The committee and Taylor Wimpey will follow up and explore the possibility of screening the area.
- **Broken Road Sign (Bovis/Vistry Estate):**
A road sign where the show home used to be is broken. Additionally, concerns raised about mats placed over holes in the area.

4. Access and Pedestrian Issues

- **New School Access:**
 - Vehicle access will be via **Swallow Drive** only.
 - **Right Up Lane** will become a pedestrian-only entry point from the new estate.
- **Pedestrian Crossing – Aspen Drive to Park (Silfield Road):**
This is under the jurisdiction of Norfolk County Council Highways.

5. Street Lighting

- Concerns raised regarding lack of street lighting.
Taylor Wimpey explained that lighting is limited to main spine roads to reduce light pollution due to local bat populations, in line with council preferences.

6. Covenants and Property Restrictions

- **Antisocial Behaviour & Covenants:**
Some covenants may address issues causing antisocial behaviour, but enforcement is limited. Residents can raise concerns with their solicitor or Taylor Wimpey within five years of purchase.
- **Modifications to Properties:**
Taylor Wimpey clarified that changes to windows, doors, fencing, etc., are typically restricted for a period to maintain visual consistency as per planning conditions. These covenants may diminish over time.

7. Management Company Handover

- There is currently **no handover date** confirmed.
Taylor Wimpey is awaiting further information from Bovis (Vistry).
Bovis (Vistry) must revise plans due to unresolved issues regarding area responsibilities, which is delaying the process.
Taylor Wimpey to continue following up with Bovis (Vistry).

NEXT MEETING

The next meeting will be the Annual General Meeting sometime in August 2025