Monday the 19th of May 2025

Present: AM, MS, LP, CC, MD & Craig Gorman (R&L)

1. Informed that Blindwells is a landscaper only site involving the following
   - cut grass
   - Not the hedge areas
   - Weed the beds
   - Spray weed areas
   - Maintaining tree ties and checking their okay and removing brush if required

2. In terms of grass maintenance, it is cutting only.
   - Maintaining clover, moss and weeds in grass would be through cutting
   - Weed and feed isn't included in specification but can be added for an additional price.
   - Areas covered by the factor should always look neat and tidy, weed and litter free is simply what the specification says.
     - Made clear to CG that this isn't the case
   - CG said that If it's too dry, they should be focussing on the beds rather than cutting.

3. BRTA raised that there are weeds that have been growing since September last year and are not being weeded in communal beds on Bellway site
   - area has never been weeded or sprayed
   - Photos on ground report are deemed as satisfactory even though there is weeds in them
     - CG said this wasn't acceptable and he can look into this.

4. BRTA raised that grass is cut as short as it can be.

5. Gardens maintenance on Bellway site

- BRTA raised that as well as cutting the grass to lower than 50mm and Keane are going over the steps of the gardens that are maintained in the Bellway site.
- Ross and Liddell said they would expected them to go down and back out again for every garden
- can opt out after all the houses are sold of having R&L maintain garden but will have to pay unless majority of residents agree to remove this service.

6. Should be doing the weeds between slabs and pavements.

7. R&L promised that Keane would be met with last year in November and nothing has happened since.
   - CG apologised this hadn't happened but said he would chase this up and request a meeting with them in the next fortnight.

8. CG Didn't even know that they had taken over persimmon.
   - Bellway site plan for persimmon ground report.

9. Insurance is for a third party person being on the development
   - BRTA are still unclear on what this charge for insurance is.

10. BRTA questioned the Management fee on the bills.
    - Management fee is for Ross and Liddell is all CG said?

11. Generic specification that is wooly so there's a lot of ambiguity with the contract.
    - BRTA asked before the next Tender, the ambiguity and "wooliness" of the contract is removed and made clear so both residents, tenants and contractors are clear on expectations.

12. Tender for Keane
    - Retendered and won last year
    - Residents should be informed of the bids put in by letter.

13. CG said we should have received lettersa regarding areas being taken over by the factor as well as paper bills (unless requested otherwise).

14. LP brought up that Mark (R&L) at a BRTA committee meeting said that bills for Bellway first phase would be withdrawn and late payment reviewed. This was in November and nothing has happened as of yet.

15. Float payments made when purchasing the houses should be visible on statements.
    - Statements that come through must be paid within 21 days to top up the float to pay for the following month.
16. CG said he will take a more hands on approach that his previous colleagues to ensure the job is being done to satisfaction.