

Hayfield Grove AGM – 24th March 2025

Meeting held at 4 Coxs Close, followed by a site walk-around

In preparation of the Annual General Meeting, a number of residents met three weeks prior. Residents explained that the Planning Officer (Mr. Walton) had been contacted to raise the issues of Hayfield Homes not completing certain areas on the development as per the plans. Hayfield Homes were copied into the correspondence.

We are currently awaiting confirmation and updates from Hayfield Homes.

The residents mentioned that the new trees that Rob Wilks has planted recently will need watering.

Nicole explained that this isn't something that Ground Solutions offer or recommend as it is a very expensive job, if they're planted in the correct season they should have a high chance of surviving.

Nicole explained that the development is large and has a high number of trees on the estate, and the number of trees that needed replacing only equated to 10%.

Residents then mentioned that a section of the public open space should be wildflower, Rob Wilks has looked at this and does think it was originally sown however as it has been over mown from when the show home was present, it may not be as visible.

At the first mow of the season Rob Wilkes will mow strips next to the footpaths and leave the wildflower areas, he can then establish what condition it is in and potentially report this back to Hayfield Homes if needed.

Another resident then mentioned that in the corner of Cox Close, the grass area is full of whips and wondered how this will be cut to avoid damage to the plants – Rob Wilks has been passed this query to comment on. Nicole will chase up Rob on this.

All residents raised their concerns over the height of all surrounding hedges on the development. Residents mentioned that there is a planning condition in a letter sent in 2022, stating that all existing vegetation is to be maintained at 6ft in height.

Nicole has previously emailed Hayfield Homes regarding this, but received no response.

This has been sent to Hayfield Homes by residents, and we are awaiting feedback from them.

It was then asked why the land hasn't officially transferred yet.

Nicole explained the process of the land transfer and stated this is out of Ground Solutions control. Once Hayfield Homes give Ground Solutions notification that they're ready to transfer the land to the management company, we will then issue out a letter to

all residents requesting volunteers for resident directors. An AGM will then be held to appoint the directors.

Nicole will chase Hayfield Homes for an update on the land transfer.

Residents mentioned that a Risk Assessment has been added to the budget. They asked for further clarification on this.

Nicole explained that a Risk Assessment is there to ensure that the management company and Ground Solutions are covered, as the whole site will be fully checked for all risks and hazards on site. A full report will then be compiled which can be shared with all residents once received. Ground Solutions will then take action on anything needed.

Nicole has chased a date from 4 Site to see when this will be completed.

The ramp on the road of the neighboring development is not level and too steep.

Nicole explained that as this isn't within the managed land on Hayfield Grove, Ground Solutions cannot do anything about this.

A resident mentioned that they have reported this to Hayfield Homes as it could cause damage to cars when entering the development.

Residents then mentioned that car speed on the development, specifically round corners, is becoming an issue.

Nicole explained that this cannot be policed, however we can put up signage.

After further discussion, Nicole explained that she would send out correspondence to all residents regarding this.

Residents then asked what the arrears process is.

Nicole explained that Ground Solutions have a three-stage process which we follow for all property owners in arrears, if the balance is not cleared after late payment fees have been incurred, we will issue the account to our solicitor for debt collection.

Nicole advised that she would send out communication for everyone to have access to the new customer portal.

Some residents and Nicole then walked around the development to show Nicole the areas mentioned in the meeting.