

Residents Schedule of Work

Visit with Ground Solutions on 10 October 2025

Attendees: Sarah Perry, Elizabeth Gorman, Tony Hill, Mike Coleman, David Stillman, Chris Probert, Jacqueline Neagle, Sanchia Barlow, Phil Keene, Tony & Elayne Colledge

Area	Action
Management committee – A collaboration agreement between Lioncourt, Beechcroft and Porthaven is moving forwards. Mike at GS has recommended a charge for the care home. Once this has been agreed, GS can recanvas out for directors to be nominated and a management committee formed.	Sarah to advise on progress regularly.
Shared Driveways – What does the management fee for those who pay the shared driveway surcharge cover? How does maintenance works. e.g. who pays if a section needs to be repaired?	For clarity, please could Sarah put this in writing
Finances – Maple 465 has a virtual bank account where the service charge budget and invoices are kept. GS are committed to sharing on their portal inspection records, insurance records and maintenance schedules.	Please could Sarah ensure the portal contains all these documents and bank statements. Please could Sarah also confirm when the financial year GS works to finishes.
Weeding – what is included, where and when e.g. on shared driveways, alongside paths, beside the walls	Please could Sarah confirm what is included in the service.
Trees: 1. Concern over trees outgrowing straps and support 2. Trees overhanging front corner by 2 Forest Grove – Hickmans is happy for these to be cut back if the residents cover the cost.	BGG will be reviewing trees and removing straps as part of their autumn audit Please could Sarah provide a quote for this work
Shrubs – could these be cut rather than hedge trimmed?	Sarah to advise what is included within the service
Plastic tubing still on shrubs and trees	BGG to review as part of their autumn audit
Drainage ponds Somerville Place – could this be fully strimmed all year round? Could attention be paid to the drainage area which is overgrown? Whiteman Place – this will be strimmed as part of annual autumn works	Sarah to advise on all queries

Both – could these be trimmed annually in June rather than in autumn?	
Front wall near Forest Grove – there are the remains of wooden posts sticking out of the ground where previous developer signage was displayed and this is a trip hazard.	Please could Sarah ask Lioncourt to remove remains of posts to make this safe.
Repairs on both sub stations were quoted for by Sharland Roofing at £250 + VAT. As the minor repairs budget has been spent, if there is surplus in other budget areas at the end of the financial year, then there will be no cost to residents; otherwise, this will be recharged. These repairs were due to be carried out 30 September but have not been completed. Repairs were: First electric substation (dummy building) – tiles are missing/damaged on 2 sides and guttering needs to be repaired Real electric substation has 1 cracked tile	Sarah has already followed this up and awaits a response from Sharland Roofing.
Parts of Yellow Brick Road (YBR) is pillowy in hot weather (not bonded properly) and has become permanently deformed in places creating serious trip hazards. This is occurring outside 67-71 Forest Grove and along the site circular path beside the same Beechcroft unit. This is a health and safety hazard. Photos were taken on last site visit and further images supplied in the summer. It was suggested the contractor returned to site and reviewed this whilst the weather was warm and this was more obvious. We do not believe this has occurred.	Lioncourt have said the YBR outside 67-71 Forest Grove is Beechcroft's responsibility. Sarah to chase a reply from Holly, Beechcroft sales advisor for next steps. Please could Sarah ask Lioncourt what the warranty is on the stretch along the site circular path and advise on next steps for this too.
The wall on LHS estate . Whilst this has been mended concern remains over the stability of the wall. A contractor who previously quoted raised concerns over the build quality. This should continue to be monitored	To monitor on next visit.
Whiteman Place - the gap between the pavement by Nursing home and road has been trimmed for the first time since being seeded and is on the site plan for BGG to complete	Please could Sarah ensure BGG know this is on the plan
Drains	

Drain on Aldridge Gardens has sunk. Residents would still like confirmation on why Lioncourt will not mend this. In particular, to understand how this one differs to the rest of the sunk drains, for which repairs were carried out. Drains in front of the care home on Forest Grove and along Burton Mews and Bishop Drive are still blocked. The drains on the shared drives in Whiteman Place are also still due to be cleared of building rubble.	Sarah to chase response from Lioncourt Please could Sarah raise this with Lioncourt. This will continue to reported by Whiteman Place residents.
Bishop Drive – the road near the construction of the final Beechcroft unit is frequently unacceptably dirty.	Please could Sarah ask Beechcroft to clean the road regularly.