

Notes from a Meeting with Vistry on 1 November 2023
10.30am at Upper Rissington Village Hall

In attendance:

Cllr. Nick Maxey (NM) – Chairman, Cllrs. (SB) Sandra Mitchell (SM) and Jonathan Truslow
Jeremy Cook (JC) – Vistry Consultant
Jules Owen (JO) - Locum Parish Clerk for POS

Other abbreviations:

Upper Rissington Parish Council (URPC)
Vistry Limited (V)
Public Open Space (POS)
Cotswold District Council (CDC)
Maintenance Period (MP)
Ruth Waller (RW)

Discussed when the URPC would make the decision regarding taking on the POS and agreed that if agreement was reached at the Parish Council Meeting on 11 December 2023 it would be within the 3 month period which ends on 26 December 2023, although the TP1 would not necessarily be signed at that time, (it would be signed outside of the meeting). URPC was awaiting response to tenders for the maintenance of the POS. The 6 months maintenance period would commence from date TP1 was signed.

Final Version of TP1

JO to contact Willans to update TP1 to reflect the new figures, (6 months maintenances and £440,000 plus anything else solicitor feels URPC needs to be aware of).

Bowling Green Fence

This will not be included in the TP1 figure and an invoice for £5K will be required.

Timescales need to be agreed with V when the temporary fence will be removed and new fence installed – probably not before Christmas.

Latest Plan – Version E

This Plan Version E will form part of the TPC and therefore needs to be agreed by URPC.

JO to request electronic copy and large printed A3 version from Willans ASAP.

Plan to be displayed on website asking for feedback from residents.

Confirmed the following:

Red Arrows – not part of POS (V dealing with resident).

Any shared drives are the responsibility of residents.

Red areas - URPC are taking on.

Yellow is Highways – this includes Smith Barry Crescent, Blenheim Way and Lancaster Drive.

SM raised tiny corner near tennis courts – V confirmed James Ash was taking that on.

JT asked about Godfrey Place layby parking area. V to check this out. Normally CDC would adopt this but it may be the management company.

Wall by Co-Op

JO had been liaising with Badhams, she had a photograph of the damaged wall to email and V offered to send copy of TP1 confirming it was in Badham's ownership.

Mitchell Way/Delfin Way by the skate park

RW still waiting to hear from CDC regarding Boundary Review but it did not sound positive.

URPC need to contact Great Rissington Parish Council out of courtesy – JO to Draft letter for NM to send.

Attenuation Ponds

V were replacing ropes on the life buoys and adding another (4 in total).
Following transfer of POS they will be the responsibility of Albion Water.

Plan with details of URPC land

After transfer of POS, it had been agreed that URPC would employ a solicitor to obtain full details of land owned by URPC.

Tennis Courts

V confirmed it was doing a separate TP1 with James Ash.

Trees

V to send survey through, also details of the tree surgeons and company who carried out tree survey.
V confirmed that tree surgery would be undertaken on by Idverde. JO to advise RW as URPC may then be able to use the same tree surgeon. V will deal with trees over the winter and over MP.

Parking spaces

Last 3 spaces are not owned by V but not sure who owns them.

Allotment path

V confirmed remedial work was currently being done and would probably take 6 weeks.

Tennis courts and allotment licence - expires at end of November 2023

This would need to be extended by V until end of MP as URPC were responsible for insurance, and maintenance under the licence terms and conditions. V confirmed it was in hand with their solicitor.

Vistry Snagging List

Items in pink still to be rectified, (all items would be cleared down by the end of the MP).

Slabs near village hall - not V responsibility now, add to URPC Snagging List – advise RW.

Playground on Godfrey Place

Damaged seesaw and a hole in surface. This was going to be repaired, V would arrange collection of equipment from the village hall. Ask RW if Idverde would add this to their quote for maintenance contract.

Dead, damaged or missing trees

V offered £5K to cover the cost of replacing dead, damaged or missing trees on the site. V suggested Idverde would provide trees at cost if required. V to send a formal offer regarding the trees.

Lights by the school - not POS.

Kerb in Sparrows Way – listed as POS but should be Highways, V to question this.

Snagging List

V to update and send to JO so it can go on the website – once approved, it would form part of the TP1.
Anything in future, email to V and they would deal with it. The Snagging List was considered closed unless things came forward from the website.

Enquiry regarding lighting in Longmore Walk and surrounding area

V dealing with this, it will be added to the Snagging List in yellow.

Next Meeting: 10.30am on 5 December 2023 at Upper Rissington Village Hall

Meeting closed: 11.25am