**LPRC AGM Minutes – 28th October 2026**

**Present:** Reiss Braniff, Rupert Keppel-Palmer, Emma Found, Christofi Christou, Jenny Clements, Richard Scaysbrook, Ian Whale, Marie Whale, Gary Slinn, Dan

**Apologies:** Christine Belton-Brown, Tim Scott, Nikki Louise Scott

Agenda:

**1. Committee Roles**

The committee roles were agreed as follows:

Co-Chairs: Reiss & Christine

Secretary: Emma

Treasurer: Jenny

The Secretary role will include sending meeting notices, preparing agendas, taking minutes and maintaining committee records.

The Treasurer will oversee committee funds, subscriptions, invoices and provide financial updates where required.

All members voted in agreement.

**2. Meetings & Constitution**

We discussed proposing a change to the constitution so that the Association is required to hold one AGM per year, alongside two additional general/committee meetings during the year. It was agreed that going forward this will be changed to one AGM and 2 additional meetings per year.

Additional meetings can be arranged should they be required.

All members voted in agreement.

**3. RMG Issues**

We have been advised that a new site manager has been appointed but not had confirmation as to who this is. The committee will follow up on this and arrange a site visit with them as soon as possible.

Residents are still experiencing issues with the major works to the flats and downpipe repairs. Committee to request an update and clarification as to when the planned works will be taking place.

During the site visit with the new manager, the Committee members attending will discuss improvements needed to reporting and tracking repairs. There is very little response from RMG when residents do report issues online which needs to be improved.

Rose Property – the ground maintenance work does not seem to have improved following a site visit with the Committee. This needs to be further pushed to RMG. In particular the hedges along Papyrus Way are massively overgrown.

Tree Felling – Many years ago it was discussed with RMG that they would be contracting a tree surgeon to prune and cut down some of the trees on the estate which are now vastly overgrown. Residents are finding that the trees are blocking sunlight into their gardens and come Autumn, shedding a lot of mess into their gardens. Action: GS to chase RMG regarding outstanding tree maintenance and copy in the committee.

Abandoned vehicles – There appears to be a number of vehicles abandoned in visitor bays around the estate. RKP explained that this is dealt with separately from the parking attendant business and is a matter which RMG need to raise with TMBC.

**4. HGV Traffic and Road Safety**

We discussed ongoing concerns about HGV traffic, particularly overnight movements on Papyrus Way, road conditions and pedestrian safety. Although the main road signs have been updated, private road signage remains an issue.

It was agreed that a Google Form petition should be created for residents. Dan and Richard will gather support from residents on Papyrus Way regarding HGV traffic. This can also be posted on the Residents' Facebook page to raise signatures.

During planning it was suggested that a width-restriction was put in place to stop HGVs entering Papyrus Way. Committee agreed that this could be a good remedy to issue but unsure whether Panattoni would agree to it/fund it. Also discussed speaking to Panattoni and pushing for their security officers to be more proactive and possible park at the location in which the HGVs seem to be stopping as a deterrent.

Action: RB to create the Google Form petition and coordinate with Dan and RS.

Action: Dan and RS to gather support from residents on Papyrus Way.

Action: EF to contact Helen Grant MP and Trish Osborne MP.

**5. Playground**

The committee discussed the need to clarify playground equipment safety and maintenance responsibilities.

We agreed to explore potential funding and sponsorship for playground equipment from local businesses or companies.

Action: Clarify responsibility for playground equipment safety and maintenance, and investigate potential funding or sponsorship.

**6. Community Events**

The committee discussed exploring community events at the Bricklayers Arms, including a possible Christmas gathering.

It was also agreed that an in-person committee meeting should be arranged at the pub within the next 3–4 weeks.

EF would like to arrange more seasonal community events throughout the year as we have seen in the past. It has been a bit hit and miss in the past with resident participation but would like to try this again as some events went well. EF to discuss options including the landlady at The Bricklayers Arms.

Action: EF to contact the Bricklayers Arms regarding possible community events.

Action: Arrange an in-person committee meeting at the pub within 3–4 weeks.

**7. Financial Update**

Accounts for the financial year were circulated and accepted.

**8. Agreed Actions**

RB: Create the Google Form petition and coordinate with Dan and RS.

Dan & RS: Gather support from residents on Papyrus Way for the HGV petition.

EF: Contact Helen Grant MP and Trish Osborne MP

GS: Chase RMG regarding tree maintenance and copy in the committee.

EF: Contact the Bricklayers Arms about community events

CBB/RB: Obtain confirmation of the new site manager and arrange a site visit