

4. What issues would you like to see an Owners' Association actively managing?

Changing factors HP are a nightmare!

Changing factor

The factor

Factors

Terrible upkeep of communal areas.

Negligent gardening (cutting whilst wet etc causing damage)

Lack of truly professional upkeep, aeration, scarifying, top dressing as required in a heavily clay laden area we live in.

Making factors more accountable

Factors

Getting rid of Hacking & Paterson

Factor, rubbish issue, dog poo, safety and security of development, future development, news

Factors - definitely not value for money, like what do they do in general ?

The main roads around the estate need addressed.

Personally, cutting of front grass is an issue, both value for money and quality of work. Grass has been scalped and in a shambles on multiple occasions. I have a high quality lawnmower and will maintain my front grass myself.

Generally, providing more clarity and detail about what we're paying for, and giving the factors a body to be accountable to.

Factors, grass cutting, the fact our paths don't get gritted, rubbish,

Upkeep of the estate

I would like to see the association actively managing the terms of the contract with the factor and seeking whether some of these can be changed. It would also be good to get clarity on some of the charges we receive and evidence that the work has been carried out. Ultimately I would like to reduce the work the factor carries out on the estate and limit it to maintenance of the play park areas. I feel that SLC should maintain the other common areas and residents should maintain their own properties, including front gardens.

Mainly
Maintenance company
vehicle's speed in estate

The factor is the main issue, we're paying for a crap service and that needs changed and managed.

Conditions of the estate, road markings at problem junctions and gritting of roads in winter

Upkeep of common areas

Grounds maintenance and road safety

Factor, maintenance of appearance of our estate to keep it nice, parking issues and any anti social behaviour or messy properties

Achieving value for money on the upkeep of the development, both the communal and our own private land.

Appointing factors chosen by us who are transparent in the fees we are all paying.

Better accountability of the factor. Clear understanding of what is being paid for and how much (for example, looking at the recent invoice, it appears that it cost £28 to cut a tiny patch of grass at the front of the house). More scrutiny of the services delivered and quality of delivery (is this value for money?! etc).

The Factor

Factors

The factors

Car parking, on corners and bends

Groundwork's - factor

Landscaping

Litter!!

Bins full of dog shit bags

Ensuring that Hacking and Paterson are being held accountable for the prices they are charging.
Ensuring the work is actually carried out to a high standard.

Changing away from current factor (Hacking & Paterson)

The factors

Grass pavement issues (would like to change to concrete pavement)

The factors or the process of moving from factors to the council

Upkeep of the estate, factors being held to a reasonable quality of work

Factor services and subcontractor management of landscaping and repairs.

The lack of service from H&P, over priced charges for minimal work

Hacking and Patterson factors

To ensure factor are completing work correctly

Landscaping

Factors

Continued mismanagement of the estate by the factor

The Factor. Not all jobs are completed by the factor and if they are, they're not done to a good standard.

Maintenance of green areas and planted areas of development

Maintenance by factor of planted areas within residents plots.

Parking on developments green areas.

Constant destruction of grass verges with inconsiderate parking and driving over , many residents are responsible for doing this themselves, many areas been repaired multiple times already .

Ways to work with current developers in regards to mud on road and pavements , general temporary finish whilst under development.

Factors/ landscaping

Dealing direct with the factor as have tried in the past and gotten nowhere. Large bills when haven't seen anyone around in months and factor unable to explain

Factor management

Community events

Road deicing on estates

Placement of dog waste bins

Inconsiderate parking on estates

General gardening and maintenance of communal areas by factor, park bins being emptied, discouraging residents from revving quadbikes and driving dangerously on residential streets

H&P as they take our money for little work and the work they do is not great and if a poor standard

H&P and getting them removed from estate

Managing the upkeep of the estate, speed limits around the estate.