

TGDT members EGM

21st August 2024

7pm at the Richmond Hall, Tomintoul

Present – Alyson Shewan, Fiona Lonie, Margaret Robertson, B Green, Hamish Mackintosh, Mark Johnston, Andrew Sim, Sean Green, Carlie Ironside, Susan Ironside, Fiona Robb (HIE), Connor Mcpherson, Jodie Esson, Charlotte Rogers, Rob Mintram, John McFall, Raymond Irvine, Lydia Fisher, Rebecca Ironside, Carol Carnegie, Mike Woolvin, Scott Ashforth, Ron Hughes, David Toovey, Fiona Toovey, Morna Martin, Tony Birchall, Ebeth Coutts, Elspeth Richardson, Martin Richardson, John Shewan, Andrea Camp, Kevin Camp, Neil Robertson, Malcolm Macgarvin, Barry Payling, Karen White, Crystal Hill, Sandra Johnston, Tracy Green, Ian Ross, Liz Ross, Angela Burstow, Ian Hargreaves, Phil Rogers, Marie Butcher, Cliff Butcher, R Chisholm, G Carnegie, C Taylor, John Shewan, Dru Macpherson, illegible (97 Main Street), Margaret Irvine.

Tilly Smith - Chair, welcome, names at door for attendees .Meeting will be recorded, and minutes taken

Members are meeting to discuss affordable housing development. The Board asked for documents and questions in advance. Two presentations and 50 questions received that we will aim to go through.

Would like a time limit of two hours if we can't get through, we'll reconvene at a later date.

Agenda is on website but Ellie has proposed an alternate agenda

Ellie Richardson - Spokeswoman for the affordable housing requests that we begin with residents

Tilly Smith suggests a hybrid meeting,

-the following running order is proposed-

- Phil Rogers to begin with presentation
- Residents experiences 7:30-7:45
- Then main agenda & Ronnie McRae of CHT to respond to questions submitted
- Board to respond to questions

- AOB/ Final words

Will be **stickler** for time 8:45pm – stop & AOB and any other questions

Phil Rogers – presentation

Ellie Richardson requests don't ask questions during presentation

Tilly Smith being recorded and will give a chance for questions at the end

(At this point there was an issue with the laptop not being charged and there was a delay while Scott Ashford of the Whisky Castle provided a pen drive). Updated version since one posted the website.

Tilly Smith - apologies from Jamie White and Eleanor Mackintosh

Presentation: Phil Rogers

-Phil Rogers was asked to speak up

In the presentation he talked about the dream of a lovely home and the advantages of having a highly insulated house of silver active standard. King's visit mentioned.

The reality was that hot pipes were accessible.

Insulation in the attic of 400 millimetres was found to be next to nothing.

Front door is not legal width with no low access strip.

Daughter and grandson electrocuted, electrical switch replaced, one other resident found to have failed switch a.

No control over solar.

Damp proof courses too low versus Building Warrant drawings

National Park – still waiting on completion certificate

Bathroom -not per building standards regarding wheelchair access and walls support issue for handrails

Issue with no bollards allowing cars on pedestrian path.

Council now undoing lamppost from the middle of the footpath, council needs to move

Roof - several houses only 9 mm roof covering (18mm per BW)

Patio doors – many badly fitted scratched, air leaking through, can see daylight

Roof not per approved plan. Builder looked at said covering would have required application to change

No loft installation on two properties, others 200 millimetres, should be 400 mm. Some rectified but still doesn't meet this, question who paying for electric used.

Insulation blocking ventilation of solar inverters- so don't overheat

Copper pipes at 6?5Degrees Celsius from air source heat pump EPC said need to be insulated

Two properties have had thermal images – showed missing or poorly fitted insulation and no dwangs in internal wall. Visible as 9mm boarding are missing from structural walls inside

Exporting excess electricity to grid – like to earn £ but due to meter mix up taken 9 months.

Some residents have a backlog of bills, can't change tariff until debt paid – also some told meters don't allow export tariff.

Cable restraint straps missing from roof to ceiling, front doors non-compliant, position of Main Street patio doors for accessibility wrong for building standards, patio doors badly fitted, issues locking, getting key out, no fence to keep children in garden.

One property 4/8 windows have no e-coating on them so can't meet building regulations.

Building warrant – damp proof course levels wrong, BW states 150mm above external ground level -so difficult to stop damp rising

Bathrooms – noncompliant per drawings

Humidistat extractor fans specified but simple extractors fitted

Wall holes for fresh air flow with a model of acoustic vent specified but not fitted in amended BW

Solar inverter (Power solar to house) not ventilated – overheating and fire risk

Houses – noted by owners – no pack of equipment documents or warranties for heating, appliances. Is warranty for building.

Lamp post, kerbs, footpath still issue.

CNPA – Planning landscape plan – one drawn up, submitted not fully delivered. ½ hedge and no fencing done.

Solar heating of hot water promises – residents say not delivered yet- some meters still on the wrong houses. Solar panelled sun amp not fitted – doesn't charge car charger.

Eddi in houses – but nothing connected to this divertor

Manufacturer doesn't think it was installed by competent person, builder made aware more than 8m ago – no action.

Electrical Certification October 2022 signed

Heating commissioned 1 month later

Solar commissioned December 2022

Cables are for solar meter.

Solar diverter manufacturer January 2023 (3 months after property certified).

Snagging and defects – tenants asking why they had to do snagging rather than the Trust.

Owners of 4 houses have come up with huge number of snags and many picked up pre-handover and still remain, eg insulation in attics.

Communication – poor

2500 communications to trusts and very few responses to questions raised at the 1st meeting 9 months ago. Chair said didn't know much gone on but 9 months later back here and hopefully board more informed.

Residents would like TGDT to push CHT regarding issues and paying for issues in owners houses as unlikely don't exist across board – e.g. patio doors

Responsibility – how did employ builder with no registration with recognised building organisations?

Clerk of works – reports no issues – but residents find huge number

Overseeing satisfactory completion of works – as residents question how thorough this has been given all issues identified and still apparent – think it should be sorted by now.

Monitoring progress – usually PM on site why Clerk employed once a month as told to myself when visiting Charlotte's. Common feature building projects – design and specification drawn up by architect with insurance – not clear how involved? They did send in completion certificates at end. How did they know the works were complete?

TGDT owner of 8 properties and seller of 4 – appear handed responsibility over to CHT – how effective has this been as no interest just contractual relationship.

Final Inspections – Clerk of works- didn't bring ladder when on site– how could they check roof areas?

Residents' experiences

Mark and Crystal, 8 Cults Drive

Thanks for your time and the opportunity to put forward our side, we wish we weren't here. Hopefully you've read the letter. Should we have to suffer in silence? A few months ago we asked for a meeting with TGDT and suggested give 14 days – heard nothing. CHT contacted and said no meeting. All they want is to get it sorted.

Feel only way is legal action.

Crystal - Quick view of our experience but common to others

Covers quality of work. Paid snagging consultant £400 prior to moving in as concerns re quality of work. Since found bigger issues, e.g. heating. Reported front door. When rain is heavy, there is rain under the door, towels needed as they don't want the floor to be ruined. Reported in January. CHT sent workers to look at door but were sent away as they didn't know they were coming or what they were going to do. Whirly gig snapped. Still have water coming in door, 147 snagging issues and heating issues. Antifreeze leaked on floor. Issue for visiting elderly relatives, Crystal's grandmother was left ill as heating was not working. They had two weeks without hot water and heating. It was fixed but there are issues again. Still have issues with heating now and emails sent.

Communication is a big thing.

Autumn 2022 – move in dates slipped – they lost their buyer and Mark's Mum had to go to temporary accommodation. 15 December 2022 wrote to CHT and asked re progress on completion date need to know, need to consistently chase to get information, stressful process

Autumn 2023 – residents survey – all communication issues highlighted.

Chains of emails in less than a few weeks and no practical response from CHT

Snagging list received recently. Mess of a document and incomplete. It's not their snagging list. They can't agree to the list and feel treated with disrespect. Massive cost – financial, mental health and time. Hard to quantify. Move in was delayed, knock on effects, tremendous impact on well-being. Loss of their free time spent on issues with home. Mix up with the meters. Noticed when moved in – highlighted to CHT and TGDT, complaint to energy ombudsman and ended up with a bill £1100. Fortunately had money aside. Can't claim export as no smart meter.

We were very excited when we heard about the houses and couldn't find a house this felt like a new beginning, but this dream is more of a nightmare. Just exhausting. We think about it all the time it's all consuming and not in a good way. One of our main disappointments – two main Community associations but felt abandoned. Trying to work with people. I'm tired of it and don't want to keep raising- want to move on and have conversations with neighbours about a bbq rather than asking is there water coming through under your door? Not getting anywhere

with this – next recourse is where do we go with this using our money to take this further doesn't seem fair.

Tilly Smith - Thanks to Phil, Mark and Crystal , put up hands if you have questions

Ellie Richardson - Annie (sister) couldn't come tonight – too disappointed. Concerned regarding front door and the risk of a fire and not getting out. Heating broke down but made to feel stupid by person sent

Hunter, 3 Old School Close

Lives with Chloe and Harry, excited to get property as been here 10 years

Good start to our adventure together but past two years have been nothing but hell

Nothing said back to us other than report it to CHT not had a response think it's shocking as we don't know whether the house is safe. All they have heard is from word of mouth, so they don't know what is and isn't safe, for example the fencing is shocking. Two years, what have you got to say for yourself?

Charlotte, 4 Cults Drive

Has a 6 and a 2 ½ year old

Lots she could say but most has already been covered.

As previously mentioned, Dad Phil is taking on fight, I'm FT single Mum but shouldn't have needed to take this on. Has suffered mental and physical health issues. Potential mental breakdown, lose house, repossession from the mortgage company- think they would find out if looked into. Very upset when said son electrocuted and one of board smirked

Ebeth speaking as parent of resident

Lack of diligence as a landlord is unacceptable.

£4320 year for maintenance is ridiculous because none being done. My daughter applied for house for fresh start and within months tarnished. Faults taken toll on health. When I was a landlady I jumped hoops to ensure tenant has got all they deserved. You as landlords have failed and should be ashamed.

Ellie Richardson -asked if it can be opened for general questions on what has been said

Tilly Smith - these have been very emotive presentations, we have the questions Phil submitted to go through and think now may be a good time to go through these as will cover many of the things you may ask

(John Shewan & Alyson Shewan and two others left at this point to attend another meeting)

Tilly handed over to Ronnie

Ronnie MacRae (CHT)

Extremely sorry regarding all that we've heard tonight, have heard before. Know stresses, are working to deliver the project within the contract. We are all about community advise – reduce risk and complete contract for TGDT client and homeowners with advice from legal and other relevant professionals

CHT has worked closely with TGDT. Unprecedented times – Covid, Brexit etc. outwith our control

Assuming contract not jeopardised- confident project will be delivered to required standards. Have commitment from contractors to get completed and are currently onsite.

Questions - internal process re communication

Implementing CRM (Customer Relationship Management) system to deal with high volume. Will automate a lot of info and will direct to relevant people. Just implemented last week.

Ellie Richardson - what happened to prior communications over last 2 years?

Ronnie MacRae – they had to check each one out and speak to party to get responses. Eventually responses to most of these

Ellie Richardson– but why didn't it go out to all?

Ronnie MacRae – said communications were responded to. He said his team had asked for answers to questions.

Ellie Richardson- did you come tonight based on what others told you. We have evidence they haven't. had responses

Ronnie MacRae- not looked at all communications. Have lots of projects so have a team to respond

Charlotte – rang when boiler not working. Told it would be fixed, rang again, was put on hold and heard “It's the nightmare person from Tomintoul”

Air source heat pump replacement is 2 years old and rusty- told it's training one.

Tilly Smith – we were horrified. when told but informed it was a temporary fix while original unit tested

Phil Rogers- Replaced and 2 weeks later check repairs, monitoring only needs one person.

No explanation, testing – Alpha didn't know what doing

Ellie- suggests posting answers on website to questions. Things jumping through head. Why not built as per the specification, damp proof etc., why not enough insulation?

Tilly Smith- We will publish answers to the questions on website.

Drew – Request to open up floor to questions.

Tilly – offer to go through questions. Ronnie will try and answer

Ellie – Damp proof – why level with ground?

Ronnie - Architect has said in some areas is unavoidable. Plans drawn up but not built to plans. We're on client side not contractor side.

Ellie – why was the damp course level not identified–

Scott Ashford – CHT – Clerk of Works person employed was very poor – querying his competency – , knows nothing about construction, who employed him? Could it not be seen?

Damp proof membrane – on outside

Ellie- you (CHT) employed him, why did you not check. Not built to plan

Ronnie- architect says there is an external damp membrane and company CDMM has a competent history

Ellie- explain external membrane

Ronnie- not qualified to explain technicalities

Tony – heating and solar system. Originally Locogen report said what required and got back after to assess and recommends of things to put right. Why not use them all the time – seems that middle bits was done by cowboys. Locogen – why weren't they used for procurement process?

Ronnie- Locogen are not suppliers. It was a design and build project. They went on advice of Locogen. Contractor used Locogen appraisal to install one of the proposed options for the system. Locogen weren't asked to oversee the job.

Tony- did they go for cheaper option?

Ronnie– it was installed as proposed.

Karen – report said various bits couldn't be accessed as working so not properly assessed in report .

Ronnie- Their report was it wasn't all wrong. Brief from consultant was ok

Phil - sent response to Locogen report. 2 errors. Hot water controls not in place and no requirement for pipes to be insulated but building warrant said should be insulated and signed off as though there. But also on EPC said hot water controlled in each home– inconsistency between BW and completion. Sent email highlighting facts after reports were issued by Locogen – emailed to CHT and TGDT - no response

Barry Payling - you make sure NHBC and new build insurance policy There is a man down south who would tear this apart. Don't need surveyors and electricians. Need this bloke on the job because you won't get anywhere. I've built a house. Going bust is the problem. Taking the mickey, pattern emerging. 50% of new builds are dissatisfied, 4% go to court.

Ellie – It's key that residents put questions – need time limit, some key points.

Ronnie – 18 months down line – need time limit. Contractors now on site.

Ellie- What will happen about eg. bathroom example disability People doing snagging but some fundamental structural issues. What to do about that if Trust is in same position. Eg roofs houses without dwangs. When things don't pass regs

Scott Ashford – who's to answer

Ronnie – Main priority is to protect contract

Ellie- Rubbish, priority should be to protect residents

Ronnie- To protect everyone's interest need to handle this properly to ensure can't wriggle out of contract.

Ellie – Structure doesn't meet regs- dawns, bathrooms, roofs

Ronnie- if this is found to be correct have comeback with contractor

Andrea - Professionals say should be condemned.

Scott – Why isn't it in snagging list- all this structural info that Phil has– you need to tell us who's doing. it

Drew – Nothing answered as usual.

Ronnie – if follow process will have comeback on contractor.

Ellie Richardson – How did you let building be built that doesn't meet regs.

Ronnie- Architect says does meet regs.

Phil Rogers – Fundamental problem is it doesn't match plans.

Ronnie - needs checked on site. Snagging list doesn't include doors– will be fixed but not yet.

Crystal – Protecting contract– what does that mean for us? Snagging lists – Agreed your side – how does it protect us – feel that going back to cause of problem – going back to someone that doesn't deliver. How far do we take this and how long/

Mark – Never informed us of timescales to fix – left hanging.

Ronnie – Has taken a while to get agreed date for contractors. All 12 houses will be fixed. Nearly at end of process apart from doors. This tranche of remedials to be fixed or we will have cause for non-performance.

Ellie – What do you do if not done?

Ronnie – no justification until now re fixing the issues. Contractor mentioned intimidation issue.

Scott – These people are at wits end.

Tilly -Struggling to get contractors to do the work

Scott – Biggest issue is held back too little money £60K. If do in future – change contract to higher. Also don't pick cheapest quote!

Ronnie - its a standard contract

Tony- All works that need doing should be done. Need to get onto builder and employ a competent Clerk of works to ensure done properly.

Ellie – Need independent survey – structural things – 6 grooves need replacing, need to see if dangerous- this isn't new & fundamental structural work. If lay people paying for this and are paying for this themselves, Trust should do this spent a lot of time and money for community and been let down by CHT

Ronnie – Working on behalf of TGDT – challenging programme.

Ellie- Nothing challenging about doing anything right.

Phil – Trust needs to do something about their properties. Took me an hour in Charlotte's walls to find not a single wall in accordance with structural specs.

Andrea – How safe for people to live in?

Charlotte- irrefutable evidence that buildings are wrong. 6 inches too short.

Barry Payling -Need to find out who is at fault – looks like builder. Knows someone down south. Financial check on builder dash newbuild insurance? Any confidence in go getter or these people at front- need someone to get this sorted.

Male2 -Common sense should prevail need all to be involved and want to get directors and manager to put their views across what will they do about it?

Tilly Smith - trying to address questions posed in advance for CHT

Dru addresses **Mr MacRae**

Sum up on behalf of the residents to bring a bit of sense talking among the lies. Written statement to community. from CHT on website

Hamish can't hear Dru.

Ellie- don't give him a microphone

Dru –CHT is an NGO and registered charity here to perform for community. Open letter to community – first two pages alludes to me/ Drew . Why make this a personal issue?

Only word takes exception to is bribe. Never mentioned bribe but brown envelopes fluttering around site. Next one you get will have your P45 in it. We've read this rubbish.

Well aware of laws and rules of slander and libel and always make an audio recording when speaking in public.

Simple sale of goods act you advertised.

Alistair Sharp- – You're intimidating us.

Dru -wants assurance that this board haven't colluded at all with any agencies to frustrate the work done- (all said they have not). Investigate into what's gone on on behalf of the community

Tilly – I know you're putting on an act. want facts

Alistair Sharp –Some professional people may need to take steps about things said.

Dru – Members meeting. Freedom of Speech. Houses advertised 50% power, solar hot water. Chair board admitted is no hot water from solar. Been mis sold by CHT as estate agents but not members of scheme to protect purchasers – are CHT PRS or property ombudsman.?

Ronnie said – redress scheme I believe.

Drew – CHT is a member of property ombudsmen scheme. Removed 180k cover from 4 purchasers of 4 homes. Houses are uninsurable, mortgage companies if made aware would ask for their money back.

Need to be honest broker. Need no cover up.

18 months doing it and worrying about peoples safety -very frustrated.

All you've ever done is challenge defects and deflect and confuse.

At this point there was a technical problem with the slide.

Email chain

You can listen and if I'm deluded then you tell me.

13/12/ 23 - Mr McRae to Andrew Black.

I assume we can say something- installation silver active or above –“ is grasping at straws”

Architect to Ronnie

Exceed/ gold standard insulation

Homes bought has 100mm insulation

15/12/ 23- Ronnie – Architect

It's likely to be challenged whether any foundation or not.

15/12/23 – Architect – Ronnie- Drew said buildings standard properties bronze. I said not correct Provided CHT with info. Architect still thinks silver standard but no visited site.

15/12/23- CNPA Gavin Miles – buildings designed to meet standards for gold/silver standard once teething issues resolved.

20/5/24 – Drew email enquiry to CNPA for completion certificate having told on live it isn't – continued to press

30/05/1/6/24- Read notification of completion dated from CNPA – 17/03/2023 (completion date) loaded down (?) and dated 29/05/24

Ellie- How can that happen?

Dru- Can't state

Ellie – Who does completion certificate?

Ronnie – Planning authorities.

Dru- Did tell you ago inferior materials employed in this construction

After heard what heard tonight, seeing what I've seen. 9mm OSB in roofs?

who wants to hear rest of story?

Ronnie- not seen evidence

Tilly - need to move on

Dru- put hands up if you want to hear more

Some people left meeting (5 mins)

Dru- just want to drive a couple points home. Completion certificates for each property obtained completely straight

Ronnie- this is correct.

Dru – all of you have been told one 15 months, EICR – move in September 22 but still works being done, wrong materials breaches of plans.

How can you sign off whole house when electrics is not complete? It's not installation?

Ronnie- EICR is for main house wiring not for appliances

Dru- In winter, air source platform- not earthed touching air source heat pump

Ellie – These are not new things. Always got an answer. Please embrace what we're saying.

Ronnie- We can only look at facts and evidence.

Dru- you might not be aware of these facts telling you about for a year and a half.

Strict liability falls on who submitted completion certificates to get the completion – if fraudulent? / sounds dubious

Planning Act 2003, 5000k per breach per property

This is governed by Lord Advocate

You've put us through hell for 15 months, two weeks to satisfy community and if nothing done community will take control. I believe in the rule of law soon you will be in court of the law not court of public opinion

Ellie - what's missing is aims of members, TGDT members and family of residents want their home safe and to correct standards. As members, we want you the board to work with residents and community to achieve these aims

David Toovey - We fully agree with this

Ellie- Need you to stop doing other things and focus on this. Other than hostel, discovery centre and post office , no other projects until houses are as should be. Work together to achieve this.

Ebeth - As landlords you need to try harder for your tenants

Ellie- Do all of you want to follow these aims to get it fixed. Do you all support that you want to achieve these aims and get it delivered and fixed? Sole focus to deliver this What we're saying is for community work with us to get these houses there will be other tenants in future and we owe it to get those done. All act together – members call vote?

Goes back to what said - all need to get involved. Do you want to work with us to get this sorted.

A vote was taken

37 hands up

Phil- why did board not vote

Tilly- not appropriate for board to vote

Scott - Asking if it will work.

Tilly- Board said can't do this ourselves as a board we need CHT. Oli isn't builder or QS-

Scott- will he spend time sorting it he got funding

Oli- It was me who coordinated it and put together all the information.

Ellie- Fundamental two issues – listen and action. find out what is wrong and needs fixing and get cut to do something

Angela- If you're going to be one with residents, each time get answers, need to copy and share with residents that's what communication is. Everyone needs to know what is happening. Send email if no reply please chase up, show communication they have concerns but don't know if you're listening.

Phil- Our MPs told we're being communicated to on a weekly basis.

Charlotte - snagging shows 90% complete but more like 10%

Crystal - We have the issue that we don't feel confident work will be done and need oversight, not comfortable with Alpha in our house, need one of you there too. Alpha and CHT person to be there need someone on hand who knows what's being done need better organisation and notes.

DT- chaperones have been organised

Mark – Go back to snagging list. Would you accept it's just not how to do this we want all to work together.

Tilly- We have to go through with Alpha.

Dru- Said that's not correct.

Ellie- next steps is a proper survey on the houses to ascertain what needs fixed e.g.. structural issues or snagging. Independent review and find out then working on our behalf with TGDT use this and put to Alpha. Identify what's wrong not in a year. . We're about to go to winter again e.g. Mark and Crystal have water under door and still insulation issues. So many things. Heating, solar panels-can't heat water.

Scott- need better Clerk of Works.

Ellie- Have meeting with a few of the residents that did the presentation with Phil, Hunter, Charlotte and plan of what we'll do. Before doing an in-depth survey, get everything that has been put in, serious evidence I suggest that is to be found.

Andrea- my issue is that this is 18 months down the line we're still sat here. Don't trust this will get done

Drew- Simply TGDT you're either part of the solution or part of the problem. CDMM Clerk of works has done nothing. Ronnie (CHT) is your contracted employee, rather than have people sticking hands in pockets of community can we not get value for money and get it sorted in the next two to four weeks and if it can't be done we'll need to meet in the Court of Law.

Ellie- how quickly can you do this

Ronnie- if can share heat surveys etc

Ellie- can we have clear plan of action

Andrea- There are builders in the room, none of them can understand how it's signed off.

Dru- Apart from you Mr Macrae.

Ellie- We own these properties.

Scott- We want to work with you.

Dru- Ask stakeholders who have put money into it to sort it?

Ellie- If have to have more discussion.

David Toovey- Can we have board discussion?

Dru / Andrea- you've had plenty of time to discuss.

Tilly- I have limited time as I have a family wedding, reindeer centre etc.

Ellie- There is a board. Needs to happen faster than a month

Andrea- Maybe we need new directors?

Ellie- Board is there for a reason. Have discussions along with CHT.

Dru- “who have failed you amongst this community”

Ellie- Fundamental structural issues with houses, how quickly can you do this. Not listened to them

Tilly- There is a snagging program going on. You need to identify exactly what the snagging list is.

Ellie- Need to ensure the snagging list includes all items

Ronnie- Works won't be signed off until final inspection.

Ellie- Need to tell you the clerk of works hasn't done all checks right up until now.

David Toovey - Need time to investigate.

Ellie- When will you come back to the group? Discuss and meet with owners initially

Mark- When asked for a bit more detail give us plan. after a week or two?

Ellie- End of August

Dru - One year ago we told you the problems and reasoning but you have done nothing to sort these structural defects. They are unsafe. If you are telling me they are safe, civil- criminal law- corporate responsibility

15 months done nothing – these are latent defects not snagging.

Ellie- all we want is timescale

Alistair Sharp - nobody wants to go to the law. If lawyers involved, everyone loses. Please listen to me, I've listened to you

(Mark and Crystal leave the meeting)

Alistair- Lawyers will need detail. “Nobody's interested in listening to reality”

Dru leaves the meeting. Some other residents leave the meeting.

Ellie- just lost your key residents

Mrs.Irvine – I think Alastair has right to be to heard same as everyone else

Ellie- all they want is a date

Charlie – lost community to some extent. Should have been engagement far earlier info lost – very disappointed. Not sure where to go from now.

Ellie- come back by end of month

Tilly – Thanked all for attending.

All have to work together. Need to give a little bit of time- but will come back asap.

Charlie– If you had given timescale – would have helped. Disappointing to see less.

Nobody debates everyone is trying to do their best. Communication is key.

Ellie- nowhere near getting this sorted

Tilly – Thanks to everyone who is here and move on. Is our project and we want it finished. Suggestion of architect issues.

Meeting ended 21.21.

For access to the recording of this meeting please email info@tgdt.org.uk