Hucknall Colliery Residents Meeting – FirstPort and Estate Management

Minutes of Meeting

Date: *5th June 2026*
Location: *St John's Community Hall*
Chair: *Kathy Wileman*
Attendees: *Residents, Michelle Welsh MP, Vanessa Crane (FirstPort), Cllr Lee Waters (Hucknall Central District Councillor), Martyn Szubert (Community Protection Officer), Natalie Bryan (Senior Caseworker to MP)*

MP Update

- Michelle Welsh MP provided an update on her ongoing work regarding estate management companies and the Government's proposed reforms.

- Michelle advised residents that Housing Minister, Matthew Pennycook, continues to have significant concerns regarding FirstPort's practices. Although the Minister recently met with FirstPort Managing Director, Martin King, he remains unconvinced by the progress and improvements that the company has claimed to have made.

- Michelle also updated residents on the progress of the Leasehold and Freehold Reform Bill. Royal Assent is currently expected during the first half of September 2026. Michelle reiterated her view that the legislation should be strengthened further to prevent loopholes that could allow managing agents to continue operating in ways that many residents currently find unacceptable.

Future Ownership and Adoption of the Estate

- It was agreed that a representative from David Wilson Homes should be invited to the next residents' meeting. Residents noted that David Wilson Homes remains the freeholder of the estate and originally appointed FirstPort as the managing agent.

- Michelle and Councillor Waters reiterated their support for the adoption of the estate by Ashfield District Council and Nottinghamshire County Council. However, residents were advised that adoption can only be pursued if the developer approaches the relevant authorities and that there is no guarantee either authority would agree to adopt the estate.

- An alternative option discussed was the formation of a resident-led management company. Such a company could also explore the possibility of future adoption by the local authorities, although again there would be no guarantee of success.

- Michelle commented that the current period may represent a timely opportunity to encourage David Wilson Homes to pursue adoption discussions, particularly given that forthcoming legislative changes could make the current estate management company model increasingly difficult to sustain.

- Councillor Waters also highlighted that Local Government Reorganisation creates an additional layer of uncertainty, as district and county councils will cease to exist in their current forms.

Anti-Social Behaviour Update

- Martin, Community Protection Officer from the Ashfield District Council Anti-Social Behaviour Team, provided an overview of the support available to residents and the work undertaken by the team.

- Several residents raised concerns regarding a recently closed property. FirstPort representative Vanessa Crane confirmed that these matters were being addressed in conjunction with the freeholder.

- Martin emphasised the importance of residents reporting incidents directly to the police whenever they occur, as this helps build an intelligence picture and supports future enforcement action.

- Residents were advised that the dedicated Anti-Social Behaviour reporting number is: **01623 457345**

Security and Property Issues

- Vanessa Crane advised that residents within the affected apartment block who had requested a fob-entry security system were currently being consulted. As the installation would incur additional costs, agreement from all residents would be required before the proposal could proceed.

- Residents raised ongoing concerns regarding maintenance issues that are repeatedly reported but remain unresolved.

- Vanessa suggested that FirstPort can only become aware that planned works have not been completed if residents inform them. Residents, supported by Michelle, challenged this position, noting that contractors are submitting invoices for the work and that FirstPort should therefore be satisfied that works have been completed before payment is authorised.

- Residents expressed the view that it is not reasonable for leaseholders and homeowners to be expected to undertake quality assurance checks on behalf of the management company.

Service Charges and Billing

- Residents raised concerns regarding the lack of transparency and difficulty understanding service charge bills and cost breakdowns.

- In response, Vanessa agreed to hold a dedicated residents' surgery where individual billing queries can be discussed in more detail.

- A caseworker from Michelle Welsh MP's office will also attend to support residents and gather feedback on recurring concerns.

Resident Engagement

- It was agreed that Michelle's office communications team will produce and distribute a flyer across the estate to encourage more residents to sign up to future residents' meetings and receive updates on ongoing work regarding estate management issues.

Actions Agreed

- Invite a representative from David Wilson Homes to attend the next residents' meeting.
- Michelle Welsh MP to continue lobbying Ministers regarding the Leasehold and Freehold Reform Bill and provide further updates as legislation progresses.
- Residents and Michelle's office to explore opportunities for David Wilson Homes to pursue estate adoption discussions with the relevant local authorities.
- Vanessa Crane to arrange a resident billing surgery.
- A caseworker from Michelle's office to attend the billing surgery.
- Michelle's office communications team to produce and distribute a residents' meeting flyer.