Minutes of Meeting

Date: *14th November 2025*
Location: *St John's Community Hall*
Chair: *Kathy Wileman*
Attendees: *10 residents, plus Michelle Welsh MP, Natalie Bryan, Senior Caseworker to MP*

1. Update on Legislation

- Michelle provided an update on the former Conservative government's pre-election leasehold legislation, noting it lacked adequate protections for leaseholders.
- The new Labour government has now introduced secondary legislation aimed at closing existing loopholes.

2. FirstPort (FP) Concerns

- FP's response, both locally and nationally, was described as "nothing short of disgraceful."
- FP has failed to engage with Labour MPs or local residents.
- Requests for an FP representative to attend local meetings have been ignored.

Resident Issues

- A resident who recently moved into a flat with significant water damage reported that FP has failed to respond to correspondence.

3. Financial Transparency

- Kathy queried where FP funds are being directed.
- NB responded that a large proportion of collected money is being taken by FP, with insufficient transparency.

4. Local Authority Involvement

- Maryam asked whether local authorities (LAs) could take responsibility for the upkeep of shared spaces.
- It was agreed to check the House of Commons Library regarding whether the current Act includes provisions for adoption of such spaces.
- MW will raise the matter with the ADC Chief Executive next week.

5. Property Management Comparisons

- A resident asked why the Robin Bailey Way development across the road is not subject to a property management company, unlike their own development.

6. Communications and Guidance

- MW will circulate a simple guide outlining how the Act will address residents' concerns and provide a timeline for implementation.
- MW confirmed willingness to support media engagement regarding FP.
- Lauren Mitchell (Michelle's comms) will contact Kathy to coordinate media activity.

7. CMA Investigation

- The previous Competition and Markets Authority (CMA) investigation focused on David Wilson Homes (DW Homes) but did not find sufficient evidence of rule-breaking.
- NB agreed to revisit this issue.

8. Developer and FP Engagement

- A call was made to invite David Wilson Homes and FP to a meeting with residents, potentially as a wider constituency meeting.
- FP contact Vanessa Crane will be approached again regarding fee increases, which FP had previously indicated would not occur.
- A letter will be sent to the Minister requesting a meeting with residents.

9. Communication with Residents

- A letter will be delivered by hand to residents on Hucknall Colliery encouraging them to sign up to the FP newsletter.
- Draft letter to be shared with Maryam for approval.

10. Ministerial Pressure on Developers

- The meeting discussed what pressure the Minister may apply to developers to discourage use of property management companies currently under government scrutiny.

11. Bin Store Fire

- Kathy reported that the arsonist responsible had been convicted and sentenced to 12 years.
- Concerns were raised that replacement structures do not appear to use fire-retardant materials.
- The council will be contacted to request enforcement of correct materials.

12. Upcoming Government Engagement

- Confirmation sought on when Matthew Pennycook will be meeting with FP.
- A briefing will be prepared when the new Bill is published, including a review of whether amendments may be required.

13. Legislative Confidence

- A resident asked whether the Bill could fail to pass.
- MW stated with confidence that it will pass and will not be weakened.

14. Contact with Office

- MW encouraged all residents to contact the office regarding FP-related or any other local issues.

15. Future Meetings

- A follow-up meeting will be scheduled for January/February, potentially on a Saturday morning.
- Kathy will provide the invoices for room bookings.

16. Actions Summary

- MW: Speak with ADC Chief Executive; send resident guide; coordinate with Minister; arrange future meeting.
- Lauren: Contact Kathy regarding media engagement.
- Kathy: Send invoices; support media coordination.
- Maryam: Review resident letter.
- Office: Contact FP, DW Homes, Minister Matthew Pennycook, and Ashfield Council; check House of Commons Library; monitor Bill progress.