



HILLTOP PARK

RESIDENTS' ASSOCIATION

OUR COMMUNITY • OUR VOICE • OUR FUTURE

NEWSLETTER | JULY 2026

What we've achieved together in our first year

Thanks to your support, we've made real progress improving our estate and holding organisations to account. Here are some of the highlights...



£4000

removed from rent charge



New cage installed around MUGA



New safer surface installed in park



Estate Steering Group Established



Hundreds of households represented by the RA

OUR ACHIEVEMENTS

Lower service charges

We successfully challenged elements of the estate budget, reducing overall charges by around £4,000 across the estate.

Better facilities

Working with our partners, we've secured key improvements that make a real difference to daily life:

- MUGA safety cage
- Improved play park pathway

A seat at the table

We created the Estate Steering Group (ESG), bringing together residents, Wiltshire Council, Bloor Homes, FirstPort and our Ward Councillors.

Instead of shouting from the sidelines, we now have a regular forum where issues can be raised and solved.

Holding organisations to account

We review planning obligations, scrutinise maintenance responsibilities and ensure commitments made to our community are properly delivered.

Building a stronger community

Our membership is growing, along with our website, newsletters, Facebook group and community engagement.

Thank you to all our volunteers - none of this would be possible without you!



Did you know?



- We review every proposed rent charge budget.
- We attend meetings with Wiltshire Council, Bloor Homes and FirstPort.
- We scrutinise planning obligations.
- Every improvement we've secured has come from residents raising issues.

WHERE WE STAND NOW



COMPLETED

-  MUGA Fencing Installed
-  Play area path replaced
-  ESG established
-  £4000+ removed from management costs
-  Improved communications with residents



IN PROGRESS

-  Open Space Handover
-  Allotment completion
-  Improved maintenance standards across the estate
-  Resident control over management company
-  Review of service charge transparency



STILL CHALLENGING

-  Flooding and drainage
-  Outstanding S106 obligations
-  Estate completion
-  Full compliance with planning obligations
-  Transparency over maintenance and billing



We continue to press for full compliance with all planning obligations and maintenance commitments - working collaboratively with Wiltshire Council, Bloor Homes and FirstPort for the benefit of our community.

LOOKING AHEAD



Better maintained opened spaces



Fair and transparent rent charges



Completion of developer obligations



Resident-led management company



Continued constructive engagement with all stakeholders

ESTATE MANAGEMENT

Over the past year, the Residents' Association has reviewed planning obligations, legal documents and extensive correspondence with Bloor Homes, FirstPort and Wiltshire Council.

Our understanding has evolved as new information has come to light. While legal advice suggests the Management Company may be able to recover service charges before legal transfer, provided the TP1 process is followed, important questions remain unanswered.

Despite repeated requests, key information has still not been provided, including timely budgets, audited accounts, expenditure certificates and supporting evidence for many of the costs recovered. Questions also remain over governance, transparency and decision-making.

Rather than debating legal technicalities, our focus is on securing meaningful improvements for residents. We are seeking:

- **Greater transparency**, with clear budgets, accounts and evidence supporting service charges.
- **Greater resident influence**, ensuring the Management Company is accountable to homeowners.
- **A review of estate management**, giving residents a genuine voice in deciding whether FirstPort remains the right managing agent for Hilltop Park.

Our goal is simple: an estate management system that is transparent, accountable and works in the interests of the people who live here.