



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



Independent drainage review

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!

Flood risk review

We completed a detailed review of the estate drainage strategy, resulting in a formal challenge to the discharge of planning conditions and greater scrutiny of flood risk.



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WHERE WE STAND NOW

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.

THE NEXT PHASE

The Resident's Association has made excellent progress over the past year. To continue building a stronger community and prepare for the future, we'll soon be asking residents to help guide several important decisions.



OUR FUTURE
Community Interest Company

Should HPCRA become a Community Interest Company (CIC) to provide a legal structure, transparency and increased credibility to represent residents?



SUPPORTING THE RA
Community Fund

Should we begin fundraising to support communications, community projects and professional advice where needed?



INDEPENDENT ADVICE
Legal & Professional Support

Should we obtain specialist legal and professional advice on the most complex issues affecting our estate and residents?



RESIDENT LEADERSHIP
Managing our estate

How should we prepare residents to take a greater role in the Management Company and future estate management?



PUBLIC CAMPAIGN
Media engagement

If progress stalls, should the Association take our concerns to the wider media to help resolve long-standing issues?



HAVE YOUR SAY
Resident Consultation

We'll shortly be launching our website mailing list and resident consultations to every household can help shape these decisions.



The decisions will shape the future of Hilltop Park!

Before taking any significant step, we'll consult with residents and ensure every household has the opportunity to have its say.

Stay Informed. Get Involved.

Join our mailing list or Facebook group
hilltoppark.co.uk



Together, we're building a better Hilltop Park.