

Minutes - CLG Meeting

Tuesday 21st June 2022 at 6 pm

Cable Wharf Sales & Marketing Suite

Attendees:

Jennine Kirkwood, Keepmoat (JK)

Nick Sutcliffe, BECG (NS)

Justine Roddan, Head of School, Rosherville CofE Primary (JR)

Krystal Richards, local resident (KR)

Ecar Fing, , local resident (EF)

Nana Boasri, local resident (NB)

Alfred Amodu, local resident (AA)

Alicia Membu, local resident (AM)

Chris Membu, local resident (CM)

Ana Somicu, local resident (AS)

1. Introductions

NS opened proceedings and welcomed everyone to the meeting. Apologies noted for Miriam Fagbemi from the EDC.

2. Update on Q2 completions, Q3 progress and Q4 targets

JK provided an update on project progress. Q2 sales have all completed. Strong sales in Q3 with only 2 homes left to sell from the 17 plots. Q4 will see 26 homes come forward, with 2 sold so far.

KR asked about Phase 3 units. JK said that Phase 3 was solely flats. Work was taking place to fit out an apartment upstairs in the sales centre.

NB asked when these would be ready for occupation. JK said this would be in the autumn.

KR enquired about the prices for the apartments and ground rent. JK confirmed there would be no ground rents for the apartments.

Block E would be affordable housing. Blocks F & G would be completed by March 2023.

3. Construction update

JK gave an update on ongoing construction works including progress towards the completion of Crete Hill Road so that it can be fully opened.

EF asked about the parking along the road which is causing issues. JK said this was a matter for Gemma Waller from Rendall and Rittner. Such issues should be raised with Rendall and Rittner as day-to-day management issues rather than for this meeting.

4. Public realm & Community space update

JK explained that the Bear Pit area has required some remedial work.

JK announced the design competition to involve the local school and residents in ideas for the new play space. Details to follow.

JK said the WT Henley Building application was now under consideration by EDC and would provide community space.

CM asked about the adjacent pub which looks out of keeping in the area. It was explained this is now residential. There was also a query about the long term future of the concrete plant, which JK confirmed would be remaining.

CM also asked about the school and it was confirmed this was planned for opening from September 2024 with a nurse included and the provision of an extended school day for those who need it.

5. Q&A

KR asked about the marketing of the commercial unit which had been discussed at an earlier meeting. JK explained there would be 3 commercial units in total. NB said a coffee shop would be good.

JK confirmed that the road would be reopened in mid to late July. The block paving required to complete this was currently overdue for delivery. By the time of the next meeting it is expected that the access will be open through the site.

CM asked about the proposed summer party. JK explained that the plan had been to use the riverfront promenade but this is delayed to January or February next year and there is no where else suitable.

KR reported the lack of any improvement with landscape management including absence of cutting back and weed killing. JK said that Plant Style is the landscape contractor and Rendell & Rittner manage the work. KR added that the lack of cutting back was blocking her meter box access and coming over the doorway.

CM asked why there was no alternative representative for R&R at the meeting today.

EF reported issues with a door frame falling away in the communal access to the flats.

JK explained there were different responsibilities for issues depending on the tenure of the units, with Town & Country Housing being the social rent housing landlord. Love Living Homes and Sandersons have been selling the shared ownership units.

AM and CM asked about signage to address the HGVs attempting to drive through the site. In one case an HGV hit a car parked off-road on their own private driveway.

Concern was also expressed about the overnight parking of big HGV cabs (with no trailer attached) at Burch Road as this was dangerous for visibility and passing safely. NS said this was an off-site issue and best directed to local councillors.

KR asked about improving the road name signage to include “leading to” to help with finding streets within the development.

EF asked about the bus service once the through road opens. It was confirmed that the Fasttrack service would come through the site.

KR asked about the spraying of roofs last week in respect of what was being sprayed? This went on for three days from a boom and required a generator.

CM asked about the provision of streetlights.

6. AOB

JR said she would provide an update at the September on the progress with the planning application for the new school.

JK said that Rendell & Rittner are on site once a week and should be contacted to discuss management issues directly.

7. Date of Next Meeting

NS said the **next meeting** was proposed for **Tuesday 6th September** in the Sales & Marketing Suite at 6 pm.

The meeting was closed at 7.15 pm.