

Cable Wharf Northfleet

COMMUNITY LIASON GROUP MINUTES- 25th April 2023

Date: 25/04/2023

Time: 18:00

Location: Sales & Marketing Suite, Cable Wharf

Attendees:

- Andrew Brennan – Keepmoat – AB
- Christian White – Rendall & Rittner – CW
- Nick Sutcliffe – BECG – NS
- James Warner – BECG – JW
- Justine Roddan – Rosherville Primary School - JR
- Cllr John Burden - JB
- Cllr Lauren Sullivan – LS
- 6 residents of Cable Wharf

Agenda Items

1. Introductions

NS commenced the meeting and each attendee provided introductions.

2. Construction update

AB provided the below update on construction matters.

- Block G was recently completed. Occupations to commence in the coming months.
- Works to the remaining Blocks along the riverfront will continue. The next completions are anticipated for September/October 2023.
- Promenade to be completed in sections and works to first section should follow on from the Sept./Oct. completions.
- Houses – 1-16 & 64-74 foundations are complete. Superstructures are to commence.
- Railings to Italian Garden have been taken down for ball top finals to be added. Re-installation should commence next week. Pergolas now installed in Italian Garden.
- Railings to Crete Hall Road continuing. Final sections are to be completed by May 2023.

- Additional road signage has been ordered for Crete Hall Road & Maclure Road. Installation is targeted for May 2023.
- Installation of the play area is linked to completion of Block D – estimated for 2025.
- S273 works – Final Tie in works at South-West to be completed but is still being used for construction access for the remainder of the works. Full completion before handover will be at the back-end of programme – estimated for 2025.

3. Public Realm update

AB provided the below update on the public realm.

- Update on street lighting – All but three streetlights are now operational (two by Sales and 1 by Block E). The service provider has been booked to investigate the connections as we believe the head may not be live. If so, it will require excavation of the road to re-connect.
- Update on WT Henley – Target completion of the community facilities for the end of 2024. We are in discussions with EDC to delay the residential elements until 2025.
- Port of London Authority Run off Charge update – On reviewing a recent Southern Water bill, they do not appear to be charging for wastewater services. Therefore would encourage residents to review their own bills for any wastewater element.
- Fleetmix are not currently operating, but we do not yet know if their lease will be renewed. EDC might be able to provide more information on this.
- Coronation– There will be bunting installed, most likely along Crete Hall Road. AB added that he was not aware of any further activities planned.

A resident stated that she had received wastewater charges from the port authority and made payment to Southern Water. AB suggested it would be worth contacting them directly. AB can provide material to show that they should not be charged twice and agreed to share this with CW for distribution.

NS noted that EDC had provided some helpful clarification on householder planning applications in respect of permitted development rights and when a full planning application is required.

4 Update on Primary School planning application (Rosherville Church of England Primary Academy)

AB noted that KCC withdrew the March 2022 planning application following a meeting with EDC in March. A revised application is to be made Summer/Autumn 2023.

JR added that she had no further update on the application and added that Ofsted has issued a good rating following the most recent assessment. The school has also allocated all its places for Sept 2023.

5 Update from estates management

CW gave an update on parking enforcement stating that whilst the company enforcing this has not been very responsive he is working through the process and chasing for the survey

and plans. Once received, it will go to Keepmoat to approve and will be enforced with signage. A notice will then go to residents.

CW noted that hopefully all residents received correspondence last week on the service charge year end. The annual period has changed from the 1st Jan to 31st Dec calendar year to now be from 1st April to 31st March. The reason being that the house sales had different year ends to the leasehold flats which made it difficult to manage. This will align the two types of properties on the same schedule.

CW added that in the last meeting it was noted that when R&R were instructed, had they run a reconciliation and audit process that included money for an initial three-month period.

CW noted that R&R will not bill between Jan – March 2023. This should balance out the earlier period when some services were not delivered. Following this, if there is still a surplus, credits will be issued. If there are deficits, balancing charges will be issued. The new budget has now been approved from 1st April and this should have now been issued. First invoices we issue are due on 1st April but everyone is given 30 days to pay. You should receive a covering letter from R&R to explain the major changes between the 2021 & 2022 budgets and changes made in the current new budget. This will be issued by post or electronically depending on your registered preference.

6 Questions & Answers

LS provided an update on HGV parking, noting there has been a steady flow of enforcement resources applied on the HGV parking and a commensurate increase in the number of tickets and fines issued. Given the use of the site the lorries are frequently different with different drivers but are still being charged and this will continue so that the message has been received. LS added that there is a commitment to extend the double yellow lines on Crete Hall Road - this will need a Traffic Regulation Order (TRO) which will have to go out to public consultation.

Once the road is adopted by KCC there will be another conversation around long term management. KCC have sent fly tipping enforcements as well with 500 fines across the borough. Dog bins have also now been put in on Crete Hall Road.

A resident said one bin wasn't being emptied. CW responded that they weren't provided with the key to open it, but this has now been resolved.

A resident asked if the lorry parking issue extended down to the shore to Asda? LS confirmed.

LS asked when the roads will be adopted. AB stated there had been some issues around registration but have draft agreement now, needs signing in the coming months and then maintenance will take place over 12 months. Circa 1.5 yrs before officially handed over.

JB stated that the management of the various new Garden City developments is becoming an issue. Castle Fields for example has different management agents, charges are interesting

and this is a common problem. EDC is looking at putting in place a Trust to look after the whole of the EDC area in Gravesham and Dartford. The Board and he are pressing government to put funds in place and made bid for £20 million to offset some of the service charges. He noted that residents are buying into a Garden City concept which is meant to be different to the other developments coming forward, more trees and greenery etc. It is unfair that some of the costs for this are coming from service charges. In the longer term the EDC would also become more local resident-led rather than headed up by government appointees.

NS thanked JB for the update noting it as hugely useful and giving a sense of the potential future for the EDC Garden City developments. JB reiterated that it must be resident led.

A resident asked about gardening, stating a lot of people got letters about plant replacement due to some being killed by HGV trucks. Gardener said this was not the case and the company had been changed. AB will raise directly with PlantStyle.

7 Closing remarks

Meeting closed at 6.40 pm

8 Next meeting

The next meeting will be at 6pm, 20th June.