

**Tuesday 19th September 2023 at 6 pm
Cable Wharf Sales & Marketing Suite**

Attendees:

Nick Sutcliffe (Cavendish), NS
Thibault Krause (Cavendish)
Christian White (Rendall and Rittner, R&R), CW
Andrew Brennan (Keepmoat), AB
Stephen Carey (Aletheia Academy Trust chief executive), SC
Two community engagement representatives from Ebbsfleet Development Corporation (EDC)
Cllr Lauren Sullivan – Ward Councillor (Rosherville ward – Gravesham Borough Council), (LS)
Nine Cable Wharf residents

1. Introductions

NS opened proceedings and introductions were made by each of the attendees.

2. Stakeholder Updates

New Primary School

LS provided an update on behalf of KCC. They are looking to submit a new planning application for the new school in December with the aim of opening in September 2025 for new students.

SC from the Aletheia Academy Trust also provided an update. Good progress has been made with the design and the architects are working closely with the officers. They are close to an agreement with regard to plaza space.

The representative from EDC said to make good use of the plaza space for community events its was essential to have access to water and electricity planned in from the start.

The Academy Trust representative noted that it will be crucial to combine the existing community with the new community as existing parents will transfer children to the new school. Concerns have been raised about the children's walking route to school in terms of safety. This has been raised with KCC and the Borough Council, with no clear responsibility between the two to address the issues with the route safety. They aim to finish design in November and intend to submit in December.

LS asked where the entrance of the school is located.

SC explained that the entrance is on the corner (before the marketing suite).

LS raised concerns that it may be difficult during drop off times.

SC Answered that there will be a car park and three pedestrian entrances.

LS asked will there be enough parking for staff.

SC explained that they have pushed for more and they have progressed from the starting point but will need to be managed.

EDC Update

EDC's Place Making Team are now fully established and will be attending the CLG regularly but reachable all the time in between.

They will be running welcome events for new residents; one will be in November in the marketing suite at Cable Wharf.

EDC has a community board, chaired by residents and 18 new residents have been recruited. There is representation from the development. An Information pack / flyer will be delivered to all properties in December.

EDC are also launching a residents' satisfaction survey the week following this meeting and there will be an annual survey for residents in surrounding areas.

They are looking into installing a community notice board in Cable wharf. A resident's guide specific to Cable Wharf is also now online, with guidance on planning matters etc.

Other updates

SC also reported the Trust will be appointing the new head of school.

LS said more enforcement has been done on HGV overnight parking. AB also noted that there is ongoing fly-tipping and asked residents to continue to report this.

A resident raised concerns about the 20mph sign at the edge of the development, they said it is not placed properly and there is a risk of missing it. NS said this might be KCC if it on the adopted highway outside the site.

AB provided an update on the Fasttrack bus route. The response from KCC mentioned that the route would be passing through the site from March 2025. The fleet is now fully electric. They are still looking into a temporary service. It possible this would be from Summer 2024.

3. Construction update

AB gave an update on construction. He explained that the next Block A will be completed at the end of October and Construction on Block B will restart including scaffolding. End of program mid to end 2025.

4. Public realm update

AB gave an update on estate management. AB mentioned that a planning application has been made for the playing area. Officer comments are under review, including additional signage.

AB commented that the playing area will be ready early next year.

AB explained that the promenade is currently on hold due to discussions between government bodies. Works outside the redline are still programmed for the towards the end of the program, as it is still being used for construction access.

AB mentioned that the application for garage door retro fitting has received approval from EDC.

A resident asked if this is only for front facing car ports?

AB answered that it is for both.

A resident asked if the garage door will be used to close the gap between the two neighbours.

AB explained that doors are only for coach houses. AB said any further requests should be made to him.

A resident asked if a divider can be put between residents.

AB answered that it's a shared boundary, it would be difficult without consent of both parties.

5. Update from Estate Management

Parking control

AB provided an update on parking permits. There will be a new online system to manage your permits. There is a charge for the system £6.99 for a year per permit/bay to get access to the system. A visitor permit would be 50p.

AB explained that the team wants residents opinion on this. AB explained that in experience, residents park wherever, which can only be stopped when they start to get tickets.

A resident asked if residents would be charged for their own bay. CW answered that residents would be charged for the service.

CW mentioned that ticketing could be an effective option. From experience ticketing can be good to understand parking trends and stop the issue.

A resident commented that an option to submit a photo would be preferable for residents rather than relying only on enforcement visits. CW explained that all cars not parked in the right bay without a permit will get ticketed. Yellow lines can be enforced.

AB showed map detailing yellow lines in the development and the breaks in the yellow lines.

LS asked if the team can report on the number of visitors per week or their company name. CW explained that due to GDPR reasons the company can't feedback to residents.

A resident commented that there are no yellow lines in front of the driveways and asked does this mean that someone can park there. CW explained that part of the signage says that you can restrict access and will get ticketed. Residents have a right of access. There is a flipside if you block your own driveway.

A resident asked if they can have a summary of the charges to post on the Facebook group.

A resident raised concerns about problems starting when the school is built and asked if parking enforcement would come to the site as frequently as necessary. CW answered that they are guaranteed 3-4 times a week. If they are requested for specific times, they would come. They are very adaptable.

Other matters

CW provided an update on bin collections. CW explained that only one complaint has been made since the last meeting and this complaint has been dealt with.

CW provided an update on port authority charges. Residents will receive a discount. They are encouraged to check their bills and check for the discount.

CW provided an update on the site management. The R&R Contract will end on 31 October. A smooth transition is expected independently from who charges the demands.

A resident asked if it would it make more sense to charge for one month and let the new one charge going forward. CW explained this would not be possible as the leases demand 6 months.

CW explained that the issues with the pumps and water regulator have been solved. Bin stores have also been emptied and cleaned along with the bins. There have been some reports of pests, there will

be an increased pest attendance visit quarterly. The pests are drawn in by people not disposing waste properly, there will be more signage to inform residents.

CW provided an update on budgets and accounts. CW explained that the accounts are currently with the auditors.

A resident asked what adjustments have been made. CW answered that they are expecting an invoice. Adjustments will be based on what we think may come in. There are some accruals with the accounts mainly with regard to electricity. There have been delayed due to paperwork with the Coach Houses which took a while to come through.

A resident asked what is special about the coach houses. CW explained that the Coach Houses have been sold under leasehold. Cable Wharf is responsible for the structure of the houses and for repairs etc.

CW provided an update on the surpluses and deficits for the blocks across the estate. CW currently unsure what this means for end of year charges. This is work in progress with the auditors but it is planned to have the accounts completed by end of September.

A resident asked how the handover to the new agents will be managed. CW explained that the new PM at Remus is Louise and the handover is in progress and will consist of a Teams meeting and a day on site.

6. Q&A

A resident asked about the gardener's work on the kerbs. CW requested that these issues must be sent to him including images etc. so the management company can address it. NS commented that fixing issues comes down to reporting.

A resident asked about the future of the retail space. AB explained that there are use clauses on the spaces. There will be a small convenient shopping store such as a Tesco express. However, no confirmed tenants yet. The interest coming back is mainly small convenient shops or small coffee shops. We will circulate the use clauses and can look into getting an update on timeframes etc. Bring these things forward in Block F.

A resident asked about the WT Henley building. AB explained that the community building is still outstanding for completion following the 400th unit occupation. The work on the building will go out to tender. The four apartments on top of the community space will be for sale.

EDC explained that they favour locally based operators as they will tend to encourage community use of the space for events in a way a national chain would not. This has worked well at Castle Hill with the Blue Bean Coffee Shop offering free hire and a licenced venue for community use.

7. Closing remarks

NS concluded the meeting and added that the next meeting would be on **Tuesday 21st November** at 6pm at the Cable Wharf Sales & Marketing Suite.

Meeting ended 7:20pm.