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All Residents  
Newhall  
Harlow  
Essex  
CM17

Date: December 2014

Our Ref: ph

Your Ref:

### **Newhall Projects Limited Newhall Estate – Budget Forecast 2015**

In preparation for the new Service Charge year, please find enclosed the following documentation for your information and retention:-

- Budget
- Notes of Explanation
- Application for payment (invoice)
- Harlow Enterprise Zone Newsletter

The enclosures detail the annual service charge budget and notes of explanation for each expenditure heading where you will be pleased to note it has not been necessary to increase your contributions for the year ahead. The costs are broadly in line with last year, although we have increased the provision for the children's play area as we intend to renew the entire surface next year. We have also increased the reserve provision to replenish the fund as a result of works undertaken to the reed beds last year, and an inflationary increase has also been applied to the management fee as this has not increased since 2012. Thankfully we have managed to mitigate these increases through contract negotiations on the landscaping contract in what appears to be a competitive market.

Whilst writing, we would like to provide you with an update on some key issues at Newhall.

#### **Footpaths & Roadways**

The Landowners remain in dialogue with Essex County Council in relation to the adoption of a number of roads and footpaths throughout Newhall. You will be aware that some remedial repairs were recently carried out to address the risks associated with the pot-holes and uneven surfaces. As previously advised, this was only intended as a temporary measure. All parties are working hard to find solutions to the problems and to enable the formal road adoption to take place and in turn relinquish the future liabilities on the residents association for the upkeep and maintenance to the same.

Discussions are likewise ongoing with the developer Nine Hills (who are responsible for this phase) concerning 'Slo' at South Chase, which includes Brickcroft Hoppit, Honor Street and parts of Great Auger Street. Positive steps have been taken since our last communication in as much as the areas have now largely been fully surveyed. As any works will be weather dependent, we anticipate a start date some time in the Spring/Summer of 2015. We appreciate that this is some way off and do understand how frustrating it is for those residents' that are directly affected by this however the Landowners are mindful of the need to get this right in order to safeguard the residents' long term interests in ensuring that the work is carried out to satisfactory standard in

order for the roads to be adopted by Essex County Council to again relinquish any future liabilities on the residents association regarding the repair and maintenance to the same.

## **Parking**

The parking enforcement has been running for a year now, and whilst there has been a reduction in the amount of cars parking inconsiderately on the kerbs, footpaths and landscaping, concerns have been raised about the frequency of patrols, together with the continuing nuisance of key road junctions being blocked. Unfortunately the latter contravention has not been enforceable to date as the independent ombudsmen have upheld a number of challenges on the grounds that the signage alone is insufficient. The Landowners have resisted line marking to date for aesthetic reasons, however, in order for the parking scheme to be a success in achieving all the aims that were set out in the first place this requires further consideration as the alternative would be to withdraw the parking enforcement which would be disappointing as in the main we believe that this has proved a success.

With specific reference to The Chase, where we have noticed an increase in inconsiderate parking by way of blocking junctions from Canopy Lane, Square Street, Green Street, Tatton Street etc and which poses a very real safety risk, please note that as this is an adopted highway and we have no jurisdiction to carry out any enforcement as instructed by Essex County Council. We understand that North Essex Parking Partnership (who are ultimately responsible for parking matters on adopted highways at Newhall) do not have plans to introduce any parking restrictions at this time, however, residents can put forward their request and/or views to [parking@colchester.gov.uk](mailto:parking@colchester.gov.uk) or 01206 282316 and in the meantime are advised that Essex Police are able to instigate action against any motorist who is considered to be parked in a dangerous manner although we recognise that they are unlikely to be able to deal with such matters swiftly in times of reduced resources.

## **Travellers**

You will no doubt have noticed recent press activity, both locally and nationally concerning the number of travellers setting up camps in Harlow generally. Unfortunately Newhall has had experience of this in the past where a camp was set up on the sports fields opposite Milestone Road and adjacent to Mark Hall School and more recently by the former Maypole Sports & Social Club. Newhall had to obtain Court Orders to have the travellers evicted who left the area in an appalling state but note that Newhall Projects has had to fund the cost of such action and the associated clean up costs (rather than the service charge). We would like to reassure you that the Landowners are doing everything that they can to mitigate the risk of future encampments being set up in, or around Newhall and have also increased security patrols. We would encourage all residents to remain extra vigilant, and telephone 101 should you become aware of any traveller activity.

## **Phase II**

We welcome a number of new residents to 'Edge' at Newhall that have recently moved in to their new homes being constructed by Linden. Construction work remains ongoing with planning permission in place for 325 homes. Bellway has also commenced construction work for 'Fusion' at Newhall, with planning for a further 275 homes. Completion of these two phases will bring the total number of dwellings at Newhall to around 1100.

## **Montessori Nursery**

Construction work for the new nursery (that is temporarily housed in New Pond Street) is about to start and further information, along with the anticipated opening date will follow in due course.

## **Community Centre**

Newhall Projects are required to construct a community centre as part of their planning obligations. This is a developer cost, and once construction is complete, which is anticipated during 2016/17 it will be fully staffed, and the running costs associated with the same recovered through the estate charge. This will inevitably result in a significant increase in the service charge and further details will be issued as soon as firmer costs are available.

## **Harlow Enterprise Zone**

We enclose a newsletter from CJ Pryor who are the appointed main contractor for the Kao Enterprise Zone just off the London Road. The work will involve the construction of a new access road and demolition of redundant buildings. The works are now underway and are expected to be complete by July 2015.

## **Contact Information**

We are updating our database in order for us to engage with you in as many ways as possible and should be grateful if you could complete the attached and return to our London office or via email to [phnatiuk@shw.co.uk](mailto:phnatiuk@shw.co.uk)

Finally, we would encourage those that previously paid by cheque or standing to set up a Direct Debit to avoid delays and also save on postage. If you would like to pay by Direct Debit please contact the Property Management Accounts Department on 01273 876200 and they will send you a mandate for completion. You can also pay by internet banking, the account details are included on the reverse of your service charge bill to enable you to do this, but please ensure that you quote your relevant reference number which can be found at the top right corner of the application for payment.

With compliments of the season and wishing you a prosperous New Year!

Yours sincerely,



**Paul Hnatiuk**  
**Associate**  
**For and on behalf of**  
**Stiles Harold Williams LLP**

**Enc.**

