



WELCOME TO YOUR WINTER 2021 NEWSLETTER

Newhall continues to go from strength to strength as a thriving community, with new homes being built, wonderful new open landscaped areas being developed for the enjoyment of all, together with the arrival of a number of business units providing various essential services to its residents.

There are plans for additional playgrounds to be developed in the short and medium term, as well as new sports pitches. Planning for the land off Bridge Street is almost concluded and, once developed, this will bring more beneficial services for residents, as well as new homes.

The linking of BASE with the older build Phases has occurred, moving Newhall closer to the original masterplan for the development – creating a neighbourhood as a town in the countryside and a place of real community.

In this Newsletter we cover off a number of topics but, as time moves on, there will be more and more news and information of interest so do keep an eye on the website for these updates.



Newhall Residents Website:

Your newly appointed Estate Amenities Supervisor, Dominic Brownlee, has been tasked with expanding the Website, to make it the “go-to” for all things Newhall. He will continue to regularly post news items, share information and updates, upload documents, etc so please do make the time to check in on the site regularly.

www.newhallresidents.co.uk

Your Newhall SHW Team

Many of you will be aware that Dominic Brownlee has joined the Newhall SHW Team as your Estate Amenities Supervisor. Dominic has made fantastic progress dealing with residents and contractors on a day-to-day basis. Also joining the Team is Georgia Busby as Assistant Property Manager to Michele Gallagher (Senior Property Manager). Contact details for all are as follows:

Dominic Brownlee
Michele Gallagher
Georgia Busby

Em: newhallestate@shw.co.uk
Em: mgallagher@shw.co.uk
Em: gbusby@shw.co.uk

T: 07943 524923
T: 0207 389 1528 M: 07711 132029
T: 020 7389 1530 M: 07443 261219

Residents Meetings:

With the Covid19 pandemic, scheduling meetings was put on hold. However, in the hope that we are not facing into any further lockdowns, we have booked meetings to take place in early 2022. As before, due to the different Phases having distinct requirements/issues, and as holding a single meeting for the whole of Newhall would be impractical, separate ones have been booked, details are as follows (all meetings will start at 7.00pm and be held in the Estate Office off Bridge Street):

The Edge	Thursday, 27 th January
BASE	Thursday, 3 rd February
FUSION	Thursday, 10 th February
Phase 1	Thursday, 17 th February



newhall
RESIDENTS

SHW



Service Charge budget for year ending 31st December 2022

We have prepared the above taking account of historic costs, anticipated additional works to include areas being handed over on Base, known increases and reductions, with the overall impact of there being no change to the overall annual estate service charge. **SHW have frozen its Management Fee for 2022** despite more homes coming under its management. SHW is also, in recognition of the support and assistance provided by Dominic Brownlee, **absorbing a considerable amount of his salary in its fees**. This means that, although Dominic will receive an increase in 2022, the provision in your Service Charge has not risen. **Newhall Projects Ltd continue to make a generous contribution** to your service charges which reduces the overall total. Please refer to the further Notes included on the enclosed Budget document.

Bellway (Fusion) update:

Much work has been finished in the past 12 months – roads resurfaced, lighting columns repaired, etc. Bellway still has some remedial works to carry out to satisfy Essex Highways before adoption can be completed. We are assured this process is very well in hand and we would anticipate handover will occur during 2022.

Bellway is responsible for replacing poor, missing or dead trees and this is also something which SHW continue to actively pursue.

Linden (now known as Vistry) – The Edge - Update:

Vistry is progressing with completing outstanding works, some obvious – work on Greenfinch public open space - and some not so – main drain surveys. SHW and Linden have prepared a comprehensive schedule of landscaping works which will be undertaken. This includes top dressing, re-seeding, replanting of trees, and additional planting in various locations. SHW is in continuing communication with Vistry representatives to ensure it completes these works early next year.

Litter bins & Dog waste bins:

We have recently installed X4 new litter bins around Newhall. Also to come are 7 dog waste bins – 3 to replace those which are no longer fit for purpose and 4 new ones. If you are aware of a location which is in need of either type of bin, please do let the Team know.

Making alterations to your home:

Just to remind homeowners, before you make any external alterations or additions to your property, under the terms of the Covenants covering your home, you will need to obtain written permission from NHP

In the first instance, you should contact Dominic Brownlee (newhallestate@shw.co.uk) with full details of your proposals and he will offer guidance from there.





Virgin Media Services & SCCi Alphatrack:



The IRS roll out is still incomplete and we need the support of those residents who are not connected to progress this. Please contact a member of the Newhall SHW Team in this regard in order to discuss and agree how you can be connected.

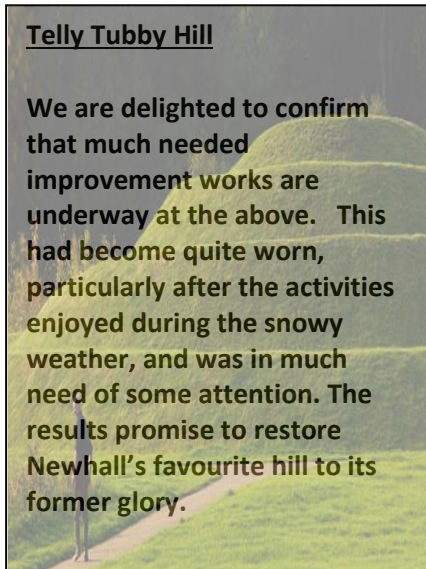
As previously mentioned, with regard to **Fusion**, communication with SCCi/Virgin continues with the latest news being very positive. Scci recently confirmed they are “getting close to securing Virgin Media’s agreement to deploy to Fusion”. A site meeting between the various parties was held in early December and further updates, which will be shared with you, are awaited.

Greenfinch – Open Green

Linden has finally started the improvement works to the green. We appreciate the herras fencing is an eyesore but it is essential to allow the new grass seed to establish. The work will continue to include planting of additional trees and shrubs. That work is scheduled to take place in early 2022.

Telly Tubby Hill

We are delighted to confirm that much needed improvement works are underway at the above. This had become quite worn, particularly after the activities enjoyed during the snowy weather, and was in much need of some attention. The results promise to restore Newhall’s favourite hill to its former glory.



Base

Countryside have completed a number of new landscaping areas, with Pearl Drift Square being particularly beautiful, creating an attractive space for residents to sit in and relax.

St Nicholas Green

As well as the planting of the new organic hedge – thanks to Newhall Projects Ltd who are fully funding the work – new ground lights will be fitted (17th-21st January) to replace those currently in place. These will provide a low level amenity light and are promised to be vandal proof.



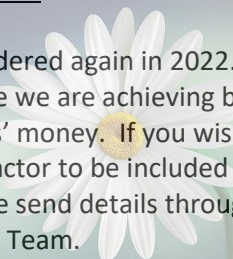
General restrictive covenants - Reminder

An important matter so we are repeating the information contained in our last Newsletter: *There are many examples of breaches such as owners erecting satellite dishes/aerials, changing the exterior appearance of their home. A number of residents have highlighted these breaches and SHW is coming under more and more pressure to take steps to enforce on these. Implementing these through the legal channels will incur extraordinary costs, estimated to be in excess of £150K. While SHW would of course seek to recover these charges from the defaulting homeowner, the Courts may not always award costs, meaning the Estate service charge will need to increase to cover these actions. If you believe you are in contravention of any of the regulations, you should take immediate steps to remedy this. SHW has Client instructions to take the necessary action. SHW will shortly commence a time driven strategy to bring these under control, starting with a formal Notice being served on relevant home owners. Failure to respond with confirmation of proposals to remedy the breach will leave no alternative but to hand the matter over to solicitors, action which we would prefer to avoid.*



Landscaping Contract

This will be re-tendered again in 2022. We need to ensure we are achieving best value for residents' money. If you wish to nominate a Contractor to be included in the process, please send details through to one of the SHW Team.



REPORT IT !

Website Portal:

Don't forget the website now includes a facility to report Estate issues. This makes it an easier task to do and to track.

<https://newhallresidents.co.uk/report-an-estate-issue//>

New Ground & Coffee Base

Newhall residents are now fortunate enough to have two, quite different, eating venues on their doorstep.

New Ground continues to deliver up on its mission statement of having a “passion for community, great food and exceptional coffee” and won the Prestige Award for Boutique Café of the Year 2021!

It is fully licensed to serve cocktails, spirits, wines and beers and regularly runs social events – check out more details via its Facebook page or Instagram - <https://www.facebook.com/cafenewground/>
<https://www.instagram.com/newgroundcafe>

Coffee Base prides itself on its selection of homemade cakes and fresh bakes. It too is licensed to sell cocktails, spirits, wines and beers and runs various. So keep up to date by checking in on its Facebook page <https://www.facebook.com/Coffee-Base-111233803880348>



NEW GROUND
Newhall

Have Your Say:

We welcome your thoughts and feedback on any issues, concerns or suggestions relating to the Estate, please get in touch with us by emailing one of the SHW Team.



No Fishing

NHP will be re-introducing the “No Fishing Zone” at Newhall Pond. The pond has been stocked with fish without NHP's knowledge or consent. So, in order to protect the great crested newt habitat, we will be relocating all the fish to a new pond under Essex County Council. New “No Fishing” signs will be erected around the pond. It is believed that this will also protect other wildlife such as ducks and other birds which have been tangled in fishing line. This will take place between Jan-March 2022.

