



newhall

Newhall Newsletter – Spring 2014

Welcome to the spring edition of Newhall Residents Newsletter. SHW manage the Estate areas of Newhall on behalf of The Residents, and we should be grateful if you could spare some time to read this newsletter to provide you with an update regarding ongoing matters at Newhall, which we hope you will find of use. A copy of this newsletter, along with some other useful documents can be found on the new website, <http://www.newhallresidents.co.uk>

CONVENIENCE STORE NOW OPEN!



Newhall Food Store is now open, please pop in to support local businesses within your community. The shop is open Monday – Saturday 8am – 10pm and from 8am-8pm on Sunday and stocks a wide range of fresh produce, groceries, and now has payzone to enable you to top up mobile phones, pay utility bills etc.

REEDBEDS



Maintenance work undertaken to the reed beds towards the end of last summer has proved a huge success as flooding that had previously occurred along the Park and Great Auger Street was not evident despite the significant amount of rainfall during January and February. You can see from the image above left that the reeds are already starting to grow back! Further work is due to be carried out later in the Summer.

PHASE II



Construction work is now well under way, and Linden Homes will be opening up their "Edge" marketing suite in early April and Bellway plan to start construction work later this summer.

FOOTPATH CLOSURE

We apologise for any inconvenience but this is for your own safety. Please follow the signage provided and stay within the fence paths during construction work. Please don't walk on the haul road as it is not a public right of way

WOODLAND MAINTENANCE



year.

We are shortly due to undertake various treeworks as part of ongoing maintenance work, but also as a result of some of the trees being damaged during the course of the storms earlier this

PARKING

Parking enforcement has now been in place for almost a year. Whilst we have seen a marked reduction in the number of vehicles parking on the pavements and kerbs unfortunately there are still problems with cars parking on and/or blocking road junctions. Please can all residents park with safety in mind and ensure that sight lines are not obscured. We are working with the Landowners to explore whether any type of signage or road markings can be installed to provide clearer guidance on this note. We are advised that the previous funding that was allocated for road markings along The Chase (as discussed at the Harlow Localism Panel on the 27th June 2011) is on hold.

Commercial Vehicles – A reminder that these are only permitted to be parked in an allocated parking space and/or garage, or in the temporary car park adjacent to the hairdressers. Any commercial vehicles parking on the street face the risk of a ticket being issued without prior authorisation from PCM.

Please contact PCM with any parking issues on 01753 512603. Note that patrols are carried out on a random basis and we will continue to monitor the success of the enforcement later in the year.

DOG LITTER



Unfortunately we have seen an increase in the amount of dog litter throughout the development despite the introduction of additional dog litter bins. We will be looking to install signage but please can all dog owners ensure that any litter is cleared up and placed in the receptacles provided. Dog fouling is an offence, which carries a maximum fine of £1000. The Rangers that patrol Harlow have also been given powers to hand out £50 on the spot fixed penalty notices to owners who refuse to clear it up. Residents can report anyone they see failing to remove dog mess to Contact Harlow on (01279) 446655.

SOUTH CHASE NEWHALL

We are receiving an increasing number of calls regarding the condition of the former SLO/Futureform development phase at Newhall, which includes Brickcroft Hoppit, Honor Street and parts of Great Auger Street and are writing to advise that the roads, pathways, landscaping etc remain under the control of the developer Nine Hills Limited. These areas are yet to be handed over to the Residents Association. In the meantime, Nine Hills have obligations to ensure that the landscaping, roads, pathways etc are in line with planning conditions, and are fit for adoption. We appreciate that the delays are frustrating for all those residents immediately affected by this and recognise that the site presentation is far from the standards which are expected at Newhall, however, progress is being made, and Newhall Projects are working with both Nine Hills and Essex Highways to make sure this happens. Court action has not been ruled out if Nine Hills fail to meet their contractual obligations.

SURFACING REPAIRS

Please note that we will shortly be arranging for temporary patching repairs to infill the pot-holes to the roads that were part of the Barratt development phase, to include St Nicholas Green, Soper Square, Square Street etc. Please further note that the temporary repair will be carried out using black tarmac, and whilst we acknowledge that this will not look great from an aesthetics point of view, it will at least deal with the risks associated with the pot-holes pending the landowners decision as to what product should be installed on a permanent basis as the existing resin-bound gravel has regrettably not stood the test of time

SERVICE CHARGES

Residents are reminded that the Estate Service Charge is payable quarterly and in advance, with the collection days being 01st January, 01st April, 01st July and 01st October. If you would like to pay by direct debit please contact SHW's Property Management Accounts Department on 01273 876200.

CONTACTING US

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