

Minutes of the Meeting of Fusion Residents (Newhall Harlow) 27th February 2020 – 6.30pm : Estate Office

Attendees:

Matthew Byatt (NHP)
Michele Gallagher (SHW)

11 Residents from Fusion.

Agenda

- **Introductions**
- **Annual Service Charge Budget 2020**
- **Estate Maintenance Matters (landscaping etc)**
- **Status with developers' liability for making good roadways/pavements and update on Adoption process**
- **Communal TV upgrade/Virgin Media**
- **Any Other Business**

Introductions

MG introduced Matthew Byatt of NPL and herself as the Property Manager from SHW

General Estate Maintenance & Management Matters

MG invited comments on this topic from the floor. LT was keen to understand the up to date position on surfacing of the various roads in/around Fusion, specifically High Chase, Woodland Way and Spring Street. Resident commented that they believe this has been outstanding for quite long enough and considers the work should have been completed by now. He believes this is a significant health and safety issue as there are raised manholes and uneven surfaces throughout. In addition, each time a car drives over the manholes, there is noise disturbance to adjacent homes. resident added that he had emailed MB many times in the recent past and he feels he is being passed from one party to another. MB explained the issue being that Bellway need to modify the crossovers to the driveway of each house on High Chase as these have not been constructed in accordance with the Planning consent. Once Bellway meet its obligations here, NPL will mobilise the surfacing works on the three roads referenced above. resident feels that residents should not have to wait any longer, asking if NPL would consider doing the works piecemeal, starting with Woodland Way and then continuing with the other areas once Bellways works are completed. MB advised that this is not in line with the normal commercial approach and that all works should be instructed as a single project. Resident said that the respective companies have a duty of care to residents here.

MB outlined the legal obligation which the respective developers have to ensure the roads are adopted, confirming that NPL will embark on legal action if Bellway continue to desist from taking the appropriate action. He added that, if the matter does go to Court, it should only take a matter of months.

MB/MG encouraged owners to email Bellway on the matter in order to bolster the case. Emails should be sent to brett.morris@bellway.co.uk and/or essexcustomercare@bellway.co.uk and or Richard.burrans@bellway.co.uk.

MB confirmed he will arrange for modifications to be undertaken around the manholes to improve the situation in the short term at least. MB advised that in light of the significant issues raised, he will try to bring the works forward, at least to the side roads.

MG was asked to include a summarized detail of the situation on the roads in the Minutes so the information is shared with all members. This is as follows :

Resurfacing to High Chase: *This is a NPL responsibility. However, it cannot complete these works until Bellway have addressed the issue of the wrongly constructed crossovers to the houses on this road. Currently these are the wrong design and need to be altered to comply with Planning consent. Harlow DC will not agree to adopting High Chase until the modifications have been completed. Once these works have been executed, NPL will put the resurfacing under instruction with its contractors.*

Resurfacing to Spring Street and Woodland Way: *This is an NPL responsibility. From a commercial viewpoint, the works to these roads and High Chase should be undertaken under one instruction. MB will, however, look into having the work to these roads undertaken as a standalone job rather than awaiting completion of Bellway's works to High Chase.*

There was mention of an issue with lack of road sweeping, with attendees advising that they have only seen a sweeper once. MG reiterated the fact that the roads do not come under the service charge/estate maintenance regime and that responsible for all maintenance works remains with Bellway or NPL.

MB showed attendees the plans for works to the raised table by the school and the build outs which will be added to High Chase. This will provide traffic calming whilst still leaving a width of 4.75M. Works to the raised table are scheduled to be undertaken over the Easter holidays.

Parking

MG advised that, despite twice having canvassed the opinion of all home owners on whether to have enforcements or not, response numbers were low. SHW only received 117 responses (from a total of 1045 homes) with only 75 supporting the proposal. This equates to 7% of the total number of homes and therefore the decision was made *not* to introduce this. AK advised that he was very much opposed to this idea. Others agreed that residents and their visitors needed to adopt a considerable and responsible approach here and, in general, there was little appetite among attendees to introduce this. CR registered his strong support for the proposal. Discussions ensued but ultimately SHW will not be revisiting the proposal, for the time being at least.

Virgin Media/Mobile phone services

MG advised that Virgin are looking into the feasibility of providing its services to the residents at Fusion. This is in the very early stages so there is no information available as to if/how/when this might be progressed. If it does proceed, it will give Fusions residents an alternative provider to BT Openreach.

MG advised that, at previous residents' meetings, the issue with poor mobile telephone service was raised. One of the Fusion residents has agreed to take this forward through Openreach. She believes that the signal can be enhanced without the need for an additional telephone mast. As part of the exercise, she needs contact details from a couple of residents who are prepared to be involved with this. PK and LA confirmed their authority here and MG will share their details.

MB asked if the possibility of erecting an additional mast, if needed, was something for which there was support. Those present expressed no real concern here so MB will consider this further. MB confirmed that if this did proceed, it would of course be subject to full planning consultation and all residents would be invited to consider and comment on the proposal.

Community Interest Group

SHW have been discussing the above with a number of home owners. There is a genuine wish to identify residents who have experience in this area and are interested and willing to become involved. So, you might have experience as a youth/scout leader and have ideas which could engage our younger residents. The group would propose ideas to improve the community for both young and old and explore the feasibility of options. MG asked if any of the attendees might be interested in becoming involved here, to let her know.

Any other Business

Attendees consider there is a lack of communication from NPL/SHW and they would like to see an improvement here with more Newsletters providing updates on issues such as the outstanding road works. It was agreed that SHW will issue at least two per annum, more if there is a need to communicate important matters. It was also agreed that there should be more than a single meeting during the year and MG agreed to convening another one in six months' time. It was suggested that owners could be updated via email and MG's next communication will invite owners to join a group email.

Resident confirmed that lots of residents are interested in these estate matters but cannot always make meetings so it is imperative that they are made aware of progress etc and that they are also added to any contact group.

MB was asked to confirm the position regarding development of the land by the Montessori. He confirmed that an application has been submitted to Harlow DC for construction of XXXXXX **(MB to add details, please)**

A question was raised regarding the old barn and what plans there are for this. MB advised that ultimately it will form part of the Community Centre and there are plans to incorporate stages (inside and outside), a bar, toilet block, etc. the principle being that this will be suitable for hiring out for a host of events and therefore generating funds to finance its running costs. The suggested timeline for completion of the Centre is 18+ months approximately.

A question was raised on the issue of Fusion residents having to pay two separate service charges. MG explained that Fusion (Harlow) Management Ltd (FHML), which is a party to the TP1/Leases for the properties, is responsible for various strips of land (pathways behind terraces of houses, driveways into shared car parking areas, etc), so basically pieces of land which do not fall under the estate maintenance regime nor the adoptable land. MG can provide a copy of the conveyance Plan which shows these areas on request. Bellway appointed DJC as Agents for FHML and it is responsible for arranging maintenance, insurance etc of the areas. MG explained that as FHML is a party to the transfer documentation and is not a subsidiary of Newhall Residents Association Ltd., it cannot be dissolved. However, in order to try to reduce charges payable in respect of FHML, once responsibility is transferred to the owners, it can appoint whomever it chooses to manage the company and its liabilities. Members could, at the time, choose to instruct SHW, or whomever is managing the Estate, to take on the role which should result in a reduction in costs. MG advised that SHW had taken over management of the TV system serving The Edge from Linden's appointed Agent and as SHW are already instructed on the Estate, it did not charge a management fee. That resulted in an overall saving of £13K per annum for those homeowners. There will obviously still be some costs for governances, insurances and maintenance etc. MG was asked when this transfer is likely to take place. Bellway will be keen to complete this transfer as soon as possible but there will be some issues which preclude it from doing so. MG to approach Bellway on this point.

MG confirmed that the Landscaping Contract is being tendered this year. The existing contractor, D Honour and Son, and at least four others will be invited to Tender. Before there will be any change in the appointment, SHW will vet the potential contractor, such process to include taking up references and perhaps visiting sites on which the contractors already work.

A general dissatisfaction with the standard of work provided by Honours was raised by a number of attendees. Issues with grass cutting, evidence of weeds, etc was referenced and the skill levels of the individual operatives was questioned. There is a perception that the operatives spend a lot of time in their vans and when they work, it does not appear to be executed with any real expertise. MG to take up all of these points with Honours.

resident asked if the corner of Roundhouse way and High Chase could be made into a *proper* junction with appropriate signage added. MB confirmed that Give Ways signs/lining are not included as part of the Planning. He added that the official speed limit is 20mph and once roads have been adopted, this will be enforceable by Essex Highways.

Resident asked if there were any suggestions for dealing with kids hanging around the Montessori unit cycling dangerously and leaving rubbish behind. He asked if signage could be put up. MB suggested this was not the answer and would most likely not produce any positive results. He will, however, discuss this with the proprietor. MB added that residents need to report any anti-social behavior to the relevant department at Harlow DC and/or the local police. Newhall has a new PCSO whom residents should contact (Peter Kearney PCSO 42074787 Peter.Kearney@essex.police.uk). Alternatively contact could be made with Faith Watson, Community Safety Officer at Harlow DC (faith.watson@harlow.gov.uk or on 01279 446514).

MG advised that there is a Newhall Neighbourhood Watch group and such matters should also be reported there. www.nhw-newhall.org

MB was asked if there are plans for the addition of more playgrounds. He confirmed that there are 3 more planned. These will be age specific, as is now required. He also confirmed that there will be additional NEAPS and LEAPS

MB also asked if NPL might consider creating a Splashpark. MB will review with the Moen brothers.

MG asked if attendees were aware that Newhall has a social club – none were even though details were included in SHW's December newsletter. The Club has successfully organised the Easter Egg Hunt, Teddy Bears Picnic, a cinema night and other events. It currently has 400 subscribers and would welcome more. Please follow the club on *Instagram and Facebook @newhallsocialclub hall* or log on to the website for more information www.newhallsocialclub.org.uk.

Date of next meeting

24th September 2020 (6.30pm).

Useful contacts

Name	Company	Email address/Web address	Telephone Number	Responsibilities
Michele Gallagher	SHW	mgallagher@shw.co.uk	020 7389 1528 07711 132029	Managing Agent for Newhall Estate
Laura Ritchie	SHW	lritchie@shw.co.uk	020 7389 1514 07415 403212	As above
Matthew Byatt	Newhall Projects Ltd	mb@newhallproject.co.uk	01279 433987	Represents farm land owners (W & J Moen)
Brett Morris	Bellway	Brett.morris@bellway.co.uk	01245 259 989	Site Manager for Fusion
Richard Burrows	Bellway	Richard.burrows@bellway.co.uk	As above	Divisional Managing Director
Peter Kearney	Essex Police	Peter.Kearney@essex.police.uk	Not known	PCSO for Harlow
Faith Watson	Harlow District Council	faith.watson@harlow.gov.uk	01279 446514	Community Safety Officer
Newhall Neighbourhood Watch Group	N/a	www.nhw-newhall.org		
Newhall Social Club	N/a	www.newhallsocialclub.org.uk		

