

Minutes – Base Residents Meeting

Date of Meeting: Thursday 16th February 2023 at 7:30pm
Held at: Newhall Projects Office
Present: Laura Dinnage – Property Manager from SHW (LD)
Dominic Brownlee – Estate Manager at Newhall (DB)
Marco Devereux – Project Engineer for Newhall Projects (MD)
Derek Hamilton – Communication and Community Development Coordinator (DH)

Plus 8 homeowners (names & addresses omitted due to GDPR Regs)

1. **Introduction to the SHW Team:** LD welcomed residents to the meeting and introduced MD, DH and DB.
2. **Information and Updates:** Residents were provided with written updates following the 2022 residents meeting and an information sheet on current things going on at Newhall.
 - a. **Dead Plants – Dewsley Road:** Residents queried if dead plants on Dewsleys Lane would be removed, and DB confirmed that they would be and new plants are due to be planted where the gaps are. The planting in this area struggled in the heatwave but new planting is on order. Honours are at Base every Tuesday and attend to different areas of Base on each visit.
 - b. **Landscaping:** Complaints were raised about lack of attendance in 2020 but the residents were still having to pay service charge. DB advised that Countryside managed these areas still in 2020 so this is pre handover, however service charge is still payable for all the common areas, not just a property's own front garden.
 - c. **Planting:** Concerns were raised about a plant installed by Countryside that could negatively affect people's breathing. DB asked residents to send him the details so this can be looked into with horticultural experts.
 - d. **Parking Issues:** Residents expressed concerns regarding parking and advised that vehicles are being parked in plant beds and killing the plants. DH advised residents of recent initiatives at Newhall, such as speed awareness events and new postcards for issues such as parking complaints.
 - e. **Newhall Residents Association:** It was queried when the Residents Association would be fully established. LD advised that this is likely to be done when Newhall is fully developed. DH informed those present that the Community Ambassador program is being implemented in the meantime to encourage resident involvement at Newhall.
 - f. **Traffic Calming:** MD explained the concept of junctions at Newhall. The tabletops are designed to slow drivers down and encourage them to communicate with each other. Pedestrians should be prioritised and vehicles should slow down, so give way lines should not be needed. Newhall is a 20mph pedestrianised zone. If residents would like a pedestrian crossing installed then this needs to be raised with Countryside.

- g. **Parking Controls:** Residents advised that the parking control put in place by Countryside was not enough. DB and LD confirmed that they had raised this with Countryside and will chase this up. Residents recommended a company called Horizon to take over the parking enforcement.
- h. **Perceived Blind Spot Barnfield Way:** Residents raised concerns regarding a blind spot on Barnfield Way leading to Tarlings Avenue. A wall that has been installed blocks the parking bays view and residents asked if this could be pushed back. MD advised that this can be investigated.
- i. **Reporting Maintenance Issues:** It was queried who residents should report maintenance issues too and DB answered that he is the first point of contact for enquiries.
- j. **Bins on Pavements:** Residents advised that dustbins are being left on the pavements on non-collection days and could fines be issued to those doing this as it is a breach of covenant. LD answered that it may not be possible to issue fines as these could not be enforced or allowed for in the Transfers and Leases. DH advised that postcards could be made to cover this matter.
- k. **Double Yellow Lines:** It was asked if double yellow lines could be installed where needed and MD answered that public consultation from the council would be required after adoption.

With no further business to be discussed, LD thanked residents for attending and Coffee Base for providing the venue and closed the meeting at 8:30pm.