

Information Update: Newhall 2022/23

There have been a number of highlights over the past year and we thought it would be good to summarise some of these in an information sheet for residents.

- **Area Amenities Supervisor:** Dominic Brownlee remains in this role.
- **Senior Property Manager:** Michelle Gallagher left SHW in the March of 2022 and Laura Dinnage joined us as Senior Property Manager.
- **Annual Service Charge:** The service charge has increased slightly for 2023 by £3.97. The amount payable per property is £325.04 per year and represents 0.89 pence per day. This estate charge is inclusive of £8.03 per year for the communal TV System (excluding properties on Bellway and Fusion developments).

The Fixed part of the estate charge has also been issued this year following some legal advice, and this is £1 per year as per the Leases and Transfers at Newhall. This fee goes towards Newhall Residents Association and not Newhall Projects. Reserves have been used to offset the budget and Newhall Projects continue to make a contribution of £30k, which will continue to reduce year on year.

- **Knee Rails Barnfield Road:** These were added to the top of Barnfield Road and there are currently no plans for these to be extended further down this road.
- **Benches by New Pond Street Pond:** Residents asked for benches at the waterside by New Pond Street Pond, this has been agreed in principle, but needs following up this year.
- **Path from Forge Lane Across Bridge:** The work for this is underway and the new Boardwalk path should be completed by the time of our meetings with Newhall Residents.
- **Playground Bridge Street:** This is subject to planning consent, but the application has been withdrawn due to the planning department saying that it would be recommended for refusal. Further investigation will be carried out to determine whether any mitigation strategy could help change the planners stance, or if another location will have to be found.
- **Traffic Mirror Woodland Way:** This has not been agreed, but other traffic calming measures are being considered, such as installing a planter to help guide vehicles to the right side of the road.
- **Removing of Fencing Behind Kennels:** This has been completed.
- **New Sports Fields:** Awaiting date for completion.

- **Community Centre:** The barn has been surveyed and work scheduled to commence on this site in the Spring/Summer of 2023.
- **Stable Block Building:** This building has been cleared and a new roof added. We are hoping that this building may become home to a small business or social enterprise in the future.
- **Electric Vehicle Chargers:** Five EV Chargers have been installed in the carpark adjacent to the Newhall Project office. These have been financed by Newhall Projects and we are awaiting testing and sign off by the contractor (EO) and Newhall Projects, prior to giving residents access.

They will be available to residents at a cost per kWh and should be fully operational by Spring 2023. It is intended that any profits will be contributed to the Newhall Residents Association budget once capital costs have been recovered

- **Cold Weather Plan:** This was implemented and is available on the Newhall Projects website here: <https://newhallresidents.co.uk/newhall-cold-weather-plan-2023/>
- **Adoption of Roads:** Some roads in Newhall will be eventually adopted by Essex County Council. Road adoption is a process where a road in private ownership becomes a public road, which is then managed and maintained by the County Council, as part of the public highway.

Roads that have been adopted include The Chase has been fully adopted and there has been partial adoption of Great Auger Street, Green Street, Amber Road, St Nicholas Green, Square Street, Basil Mews and Crossway .

- **Street Lighting:** Street lighting falls to the responsibility of either the Developer, Newhall Projects or Essex County Council.
- **Reporting Highways Issues:** If you are aware of potholes, road surface issues, damaged street lights, overgrown trees or missing lit bollards. If the road is adopted please report to: <https://www.essexhighways.org/tell-us>. If you are unsure where to report them then please contact: newhallestate@shw.co.uk.
- **Potholes:** Both have been reported by SHW to Essex Highways and chased.
 - ✓ The Chase - Defect Number: 3505449
 - ✓ Great Augur Street - Reference Number: 2823767

These have both been reported by SHW to Essex Highways. We explored getting the community to report, but Essex Highways make it clear that reporting the same issue more than once, sadly doesn't escalate the matter.

- **Groundworks, Knee Rails and Wooden Posts:** Groundworks are assessed on a regular basis by the Estate Manager and our landscaping partners. A specification of

works is then created and the work programmed. To keep costs low, we group and complete similar works together i.e. wooden posts and knee rails.

- **Landscaping and Gardening:** Some residents have expressed dissatisfaction at the current supplier, D Honour & Son (Landscape) Ltd, so this has been tendered and an announcement will be made in the spring.
- **Newhall Front Garden Maintenance Specification:** A new document specifying the landscaping guidelines for managing the borders, weeding, pruning, cutting back and lawns in residential front gardens has been created and is available as part of the information circulated at Newhall Residents Meetings.
- **Traffic Calming:** Approached Essex Community Speed Watch, but they will not consider Newhall. Due to it being a 20mph area and that it is not a through route. We have additionally raised this with Harlow Community Policing to see if they are able to support the community with speed calming issues.
- **Newhall Masterplan:** Newhall Projects are in the process of creating a masterplan of Newhall, which will show the neighbourhood, current and planned developments.
- **Sector 5 Development Update (Stonebond Developments and Sage Housing):** Building work is ongoing and should be completed later this year.
- **New Pond Street Development Update (Montare Newhall Ltd):** Building work has commenced and is ongoing.
- **Countryside Development Update:** Building work continues and remains ongoing.
- **Electrical Substation New Pond Street:** Is due to be refenced and clad in materials that match the surrounding buildings.
- **New Boardwalk Path, Sparrowhawk Way to Tellytubby Hill:** A new boardwalk pathway is to be built to link Sparrowhawk Way to the green and Tellytubby Hill.
- **New Internet Provider - ClearFibre:** Is coming to Newhall, we hope to have further information, which will be circulated with this briefing sheet. The company is called Clear Fibre and they will initially offering low cost, high speed broadband to Phase 1 and Linden. They will be exploring whether this service can be extended to Bellway and Base. ClearFibre will be in Newhall at New Ground Café on Thursday, 9th March from 11am to 3pm and Saturday 25th March from 9am to 12pm. To talk to residents about what is on offer.
- **Dog Waste Bins:** One additional dog waste bin will be installed on the green area between Dewsley Lane and Bale Crescent. This will be reviewed and another might be placed in North Square if Necessary.

- **Parking and Visitor Bays:** We have lost approximately 27 parking spaces with the closure of the temporary car park on New Pond Street. There are in excess of 30 underutilised visitor parking spaces on Forge Lane and the new boardwalk gives easy access to these.

We will be implementing signage to direct visitors to these spaces and working with local businesses to ensure that they direct their customers to use these spaces.

- **Tree Guards - Phase 1:** There are approximately 49 new tree guards that have been installed on Phase 1 of Newhall. The cost of these were met by Newhall Projects and so were excluded from the service charge. The tree guards are to protect trees, which regularly get hit and each guard says the word tree in a different language.
- **Changes to New Pond Street Play Park:** Following consultation with neighbours this has been reconfigured to make it less easy for young people to hide and cause anti-social behaviour.
- **Communication & Community Development Coordinator:** This is a new part-time role. Financed directly by Newhall Projects with a view to improving communication between Newhall Projects, SHW and the community. They will maintain communication touchpoints, which include:
 - ✓ **Newhall Residents Website:**
 - News
 - Information
 - Report an Estate Issue
 - ✓ **Social Media**
 - Facebook: @newhall.essex
 - Instagram: @newhallresidents
 - ✓ **Community Noticeboards:** We are currently looking at specifications and placement.
 - ✓ **Community Newsletter:** We hope to bring you a Newhall Projects Community Newsletter on a quarterly basis.
- **Newhall Community Ambassadors (Prequel to Residents Association):** And work with interested residents to Link with the community and support them to be:
 - ✓ Be the eyes, ears of your neighbourhood
 - ✓ Network and Engage
 - ✓ Welcome New Residents and connect them into the community
 - ✓ Connect with local businesses
 - ✓ Feed into a Newhall Community Consultation Group
 - ✓ Feed into SHW