

Minutes – Phase 1 Residents Meeting

Date of Meeting: Thursday 23rd February 2023 at 6:00pm
Held at: New Ground Cafe
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)

18 homeowners (names & addresses omitted due to GDPR Regs)
Plus 2 representatives from the police

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. **Newhall Projects Representation:** Residents asked why a Director of Newhall Projects was not present and that a Director named at Companies House should be there. DH advised we were there on their behalf but we would note this and pass it on.
 - b. **Planting by New Boardwalk:** It was asked if planting would be installed by the new boardwalk, and MD confirmed that it would be.
 - c. **New Play Spaces:** Residents asked if the playground was still due to be installed. MD advised that this is with Harlow Council still as NHP had been advised that planning permission was not likely to be granted. They have not advised why yet but we can feedback when we hear.
 - d. **EV Charging:** It was queried if more electric vehicle chargers were due to be installed at Newhall. MD confirmed that NHP are looking to install more on New Pond Street and then will also be looking at installing some on Forge Lane when this area is developed. Residents asked who is responsible for these and MD answered that NHP paid for their installation but the responsibility for them will eventually fall to the Residents Association. Residents asked who will have use of them and DH answered that they will be for the use of residents and visitors. Those present expressed concern that visitors will be able to use them, and DH answered that the rate will be lower for residents use and a card will be applied for which will be linked to their own account. The details are still being worked out for this though and further updates will be provided in due course.
 - e. **Traffic and Parking Calming:** Residents expressed that they were pleased with the use of planters to prevent parking issues and enquired when those missing from Alexandra Road would be put back. DB answered that they would be put back very soon with new plants planted in them.

- f. **Major Works Costs:** Residents enquired if figures could be provided with the major works document provided. LD advised that she would add this information to the sheet and circulate it.
- g. **Holding Developers to Account:** It was queried how developers can be held to account. MD advised that NHP do monitor the developers and communicate with them regarding issues. Residents expressed dissatisfaction with delays at Newhall and asked if they could get involved with chasing parties such as the council. DH explained to those present about the new Community Ambassador Initiative to encourage resident involvement in advance of the Residents Association being established. More information will be provided online about this. Derek's role had also been founded by NHP to encourage better communication at Newhall and community development.
- h. **Information and Updates** It was asked if an agenda could be provided for future meetings. DH confirmed that it could, and we were trialing a new way of doing the meetings, by providing a lot of more information to residents. We will try to provide this in advance next time.
- i. **Road Adoption:** MD explained that the road adoptions had been help up on the North Chase side of Phase 1 due to oversails over public highway. NHP are drafting agreements with solicitors for this.
- j. **Deeds of Variation:** A resident that had also attended The Edge meeting enquired about Deeds of Variation for the Fixed Rentcharge as this had been discussed at the other meeting. LD advised that the variations did not relate to the Rentcharge. They actually referred to removing First Port from the Deeds and this is a matter that solely applies to The Edge.
- k. **Footpaths & Tree Roots:** Residents pointed out that some of the footpaths were breaking up due to roots from trees. MD advised that if the road has been adopted then this would be the council's responsibility as it is their domain. There are areas on Phase 1 that NHP are responsible for, and repairs are being arranged. The water company has carried out works and not put tarmac back down very well near Soper Square. MD is aware of this and advised that Affinity Water will be returning.
- l. **Breach of Covenants:** It was raised that vans are a problem and a breach of covenant. MD advised that previously residents were approached to see if there should be a designated area for commercial vehicles, but residents voted no. Residents asked if this vote could be arranged again.
- m. **Parking Issues:** Inconsiderate parking was discussed at Newhall and what can be done about all breaches of covenant. LD advised that herself and DB had carried out a survey of the whole of Newhall and listed breaches of covenant. A meeting was due to be arranged with NHP to discuss the results and a solicitor was due to appointed to send breach letters. Instruction from NHP would be needed before pursuing breaches. DH advised that those present of the new postcard initiative for issues such as parking.
- n. **New Internet Provider:** It was queried if Clear Fibre will affect current services and if residents will be forced to take their sky dishes down. This needs to be discussed in the breach survey meeting with NHP but it shouldn't be mandatory to remove them unless other options are available.



Minutes and Actions: It was asked if an action plan will be formed following the meeting and LD answered that the minutes and relevant actions will be circulated.

With no further business to be discussed, LD thanked residents for attending and closed the meeting at 7:10pm.