

# Minutes – The Edge Residents Meeting

**Date of Meeting:** Thursday 16<sup>th</sup> February 2023 at 6.00pm  
**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)

15 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. **Crime:** DH introduced the police, and they advised residents of recent initiatives at Newhall, such as car crime and speed awareness. The police advised that they had reviewed crime statistics before the meeting and this area is the lowest on crime out of those that they cover.
  - b. **Rent Charge:** Residents queried the £1 Fixed Rentcharge. LD explained that this is the other part of the Rentcharge payable at Newhall and before 2023 only the Variable charge had been invoiced. Residents expressed concerns that as this had not been paid previously then Newhall Projects could repossess the property. LD explained that this was not charged previously but following some legal advice, this would be charged going forward for the benefit of the Residents Association. Charges will not be backdated.
  - c. **First Port:** Residents asked about correspondence recently received regarding First Port. LD advised that the developer, Vistry Homes allowed for a separate manager of the communal areas in the Transfers and Leases at The Edge, which would mean that residents in this area would be paying two separate service charges. Residents were not keen to pay First Port when The Edge was first built and since then First Port stopped arranging maintenance and issuing charges to residents. SHW then unofficially took on the maintenance of these areas. However, First Port are still named in the Deeds, so to officially remove them, Variations will need to be arranged for all properties at The Edge and this is something being arranged by Vistry and First Port. All properties need to sign the Deeds of Variation for this to proceed, otherwise First Port will be entitled to revert to issuing service charge invoices to residents of The Edge.
  - d. **Long Wheeled Base Vehicles:** Signage was installed in 2022 to warn long wheeled vehicles not to drive down Blackcap Drive. Residents asked if the signage could be moved back a junction, so it is visible to drivers sooner. LD and DB agreed to move the signage.
  - e. **Gravel Path:** Residents queried if it would be possible to install gravel on the footpath by the field so it is clearer it is a pathway. People currently walk in the road, which isn't safe. LD will raise this matter with Vistry.

- f. **Widening Roads:** It was asked if it is possible to widen the road. This would be a query for Vistry and SHW can raise on behalf of residents.
- g. **Concrete Blocks:** The concrete blocks on Robin Lane were raised. DB explained that these were installed as the posts there previously kept getting hit by vehicles and these are expensive to repair and replace. Residents queried if anything else could be installed there and DB advised that we are open to finding something else and potentially concrete posts.
- h. **The Green – Lindens:** Residents asked for an update on The Green. DB advised that Vistry have contracted Honours to carry out landscaping works over the next few weeks. It was asked if trees would be planted on the trim trail. DB advised that Honours had sprayed blue paint where planting would be installed so we can check.
- i. **Wooden Posts:** It was queried when the broken posts on Woodpecker Lane would be replaced. DB confirmed that this had been done that day. Residents asked if reflectors could be installed on the posts to try and prevent them being knocked down. DB will look into this.
- j. **Wildflower Meadows:** It was asked if wildflower had been included on Honours quote. LD answered that she believed so but would double check this.
- k. **Snow and Ice Issues:** Residents queried what has been done to prevent issues with snow and ice going forward. DB answered that 12 grit bins had been ordered as well as a towable gritter and a push along gritter. DH advised that a cold weather plan had been formulated and this is on the website and social media for residents to view. A map will also be edited showing all the grit bin locations, so residents know where their nearest grit bin is. We will be asking for residents' input on the best locations for the grit bins too.
- l. **Defibrillator:** It was queried if there is a defibrillator on site. DH advised that the nearest one is at the school, but this isn't working. DH to find out why it's not working and communicate the nearest one to all residents.
- m. **Pathway to Teletubby:** Pathway leading to Teletubby hill reported to be slippery and muddy. MD advised that NHP would like to keep it a country path, but we will raise again with NHP to see if it could be boarded. MD informed those present that a footbridge is to be installed as a cut through to Teletubby Hill but this will not be wide enough for pushchairs.
- n. **Collapsed Bridge:** Residents asked if the collapsed bridge near Magpie road is due to be repaired. DB advised that this is not the responsibility of Newhall to repair but he will check with NHP if the council should be responsible for this and if so he will report it to them.
- o. **Pothole - The Chase:** Concerns were raised about the pothole on The Chase. DB advised that this is the responsibility of Essex Highways as this road is adopted. DH explained that the same pothole can't be reported more than once but he has reported it three times with very slight changes to the location to try and get them out faster.
- p. **Parking Pavement:** Parking on pavements, particularly on The Chase was raised as a concern. DB advised that there is no enforcement here as the road is adopted but Newhall are introducing new postcards for issues such as parking.

- q. **Road Adoption:** MD advised residents that the roads will be adopted eventually and three regime changes at the Council have caused delays. Legal agreements are now being exchanged between solicitors so we are hopeful that Phase 1 should be adopted by next year.
- r. **Streetlighting:** Residents asked who to report faulty streetlights to. MD advised that it depends on the area as the developers are still responsible for most of these, but if the road is adopted then it's the Council.
- s. **Estate Manager Feedback:** Those present expressed their thanks to Dominic and advised that since his role started, communication has been a lot better. They also advised that he is quick to respond to and action their queries.
- t. **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.
- u. **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. Residents agreed that the majority respect this but not all do, especially delivery drivers.
- v. **Footpath – Bridge Street:** It was queried if the footpath on Bridge Street will be continued. MD confirmed that it will when the area is developed. Commercial and residential units are due to be built there but planning permission is still awaited on this.
- w. **Minutes:** Residents asked how the minutes will be circulated. DH confirmed that these will be emailed and put on the website and on social media.

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